



# FOR LEASE

## PRIME RETAIL / OFFICE SPACE COPPER RIDGE - 2981 CREST RIDGE DRIVE

### TYLER, TEXAS



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4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

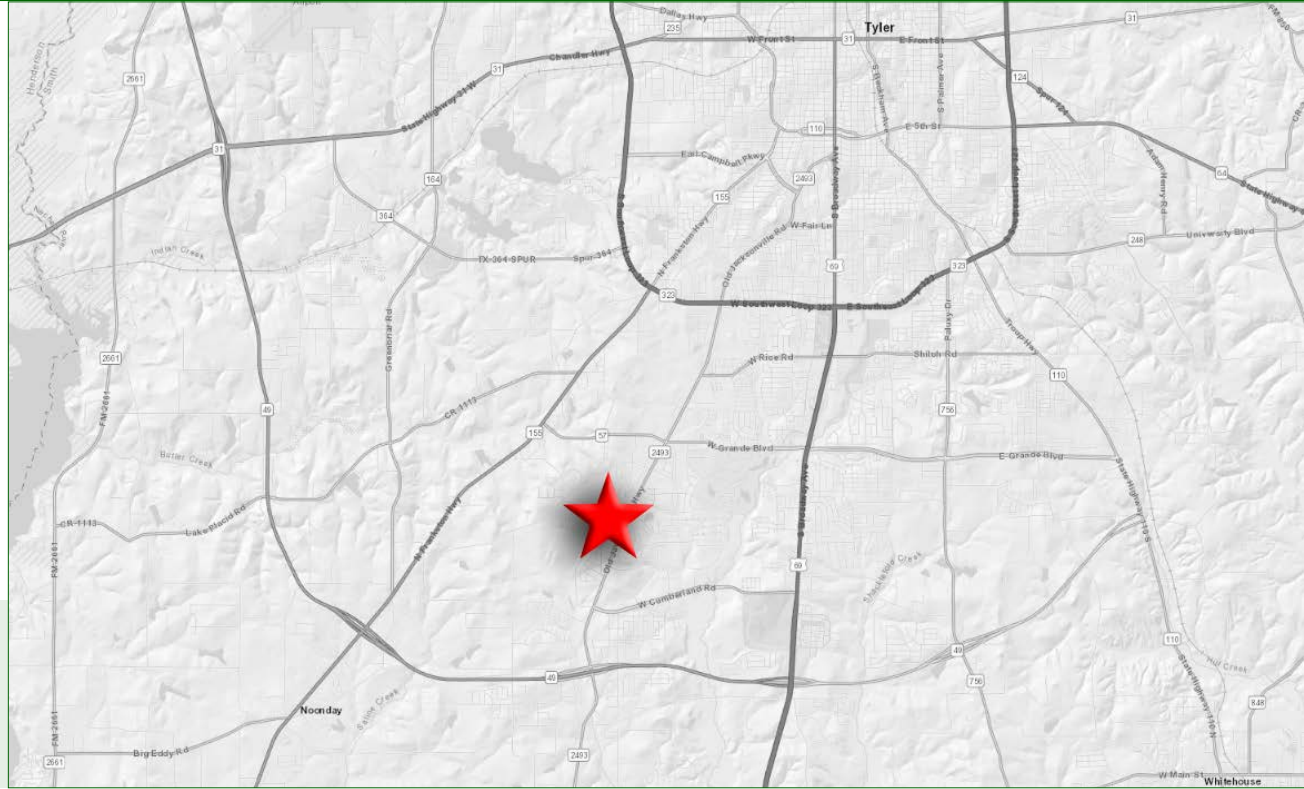
# PRIME RETAIL/OFFICE SPACE FOR LEASE | 2981 Crest Ridge Dr, Tyler, Texas 75703

## HIGHLIGHTS

- ±11,000 SF Available
- ±4,000 SF Partially Finished out Restaurant Space Available
- Shadow-Anchored by FRESH by Brookshire's
- Close proximity to Three Lakes Middle School
- Join FRESH, F45, Luxe Med Spa, Humo Mexican, Great Clips and more
- Call for Info & Pricing

## TRAFFIC COUNTS

Old Jacksonville Hwy: 28,283 VPD (TXDOT, 2022)  
 Grande Blvd: 19,031 VPD (TXDOT, 2021)



## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	3,580	31,901	76,150
2028 Projected Pop.	3,761	32,458	77,685
Daytime Pop.	4,246	39,095	82,731
Avg HH Income	\$170,281	\$113,054	\$105,938

## DESCRIPTION

The Copper Ridge Lofts are Tyler's newest benchmark for luxury living. Nestled just off Old Jacksonville Highway in one of Tyler's most beautiful and desirable areas, Copper Ridge Lofts offer access to the finest markets and eateries in East Texas. These luxury lofts feature antique brick interior walls, hand scraped wood floors and high ceilings that amplify the sense of space. Step out from the tranquility of your home directly into the Copper Ridge retail experience of elegant restaurants, boutiques and shopping venues. Copper Ridge lofts offer a truly unique lifestyle with easy access to many of Tyler's great and wonderful amenities.



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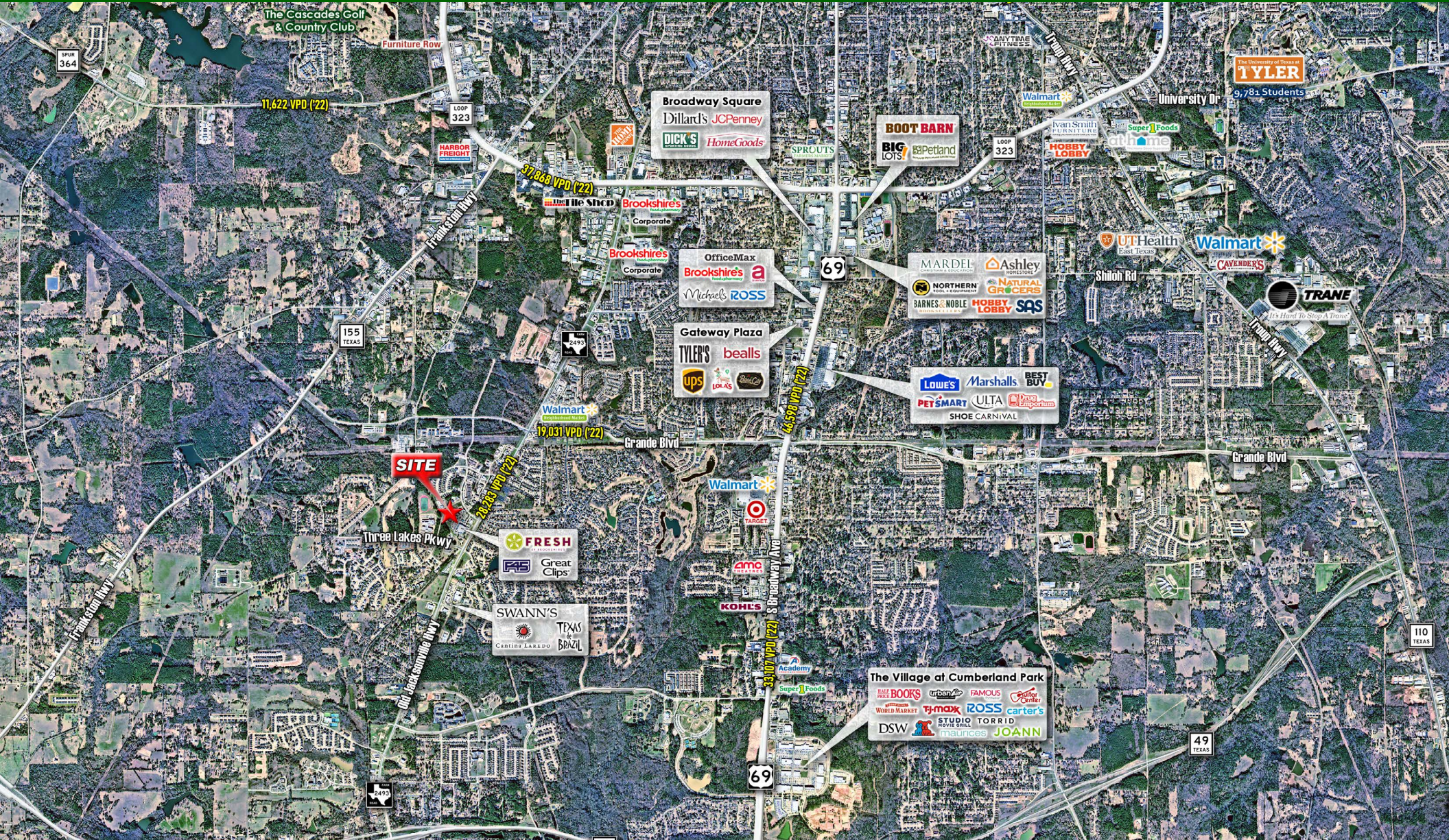
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