

6,000 SF OF RETAIL SPACE AVAILABLE FOR LEASE

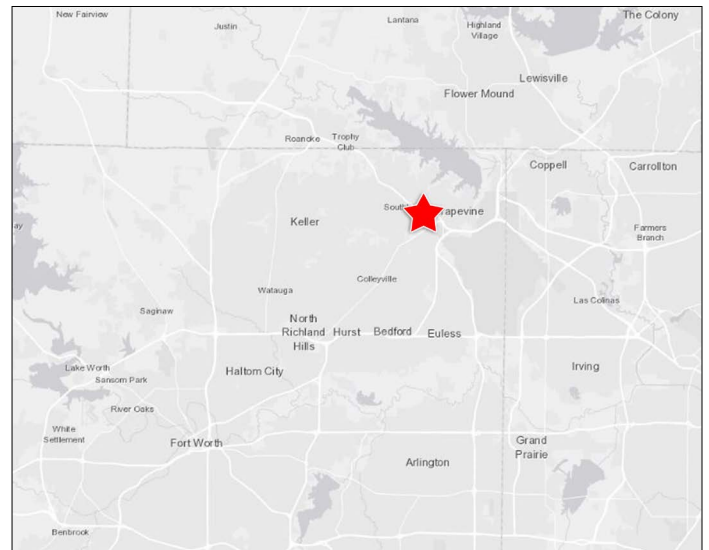


PROPERTY DESCRIPTION

- 6,000 SF of Retail Space Available
- Join Berkshire Hathaway HomeServices, Einstein Bros Bagels, I Fratelli Pizza, Volsteads, Vitality Bowls, The Vitamin Shoppe, New Balance, Sleep Experts, The UPS Store and more
- Shadow Anchored By High Performing Costco
- Superior Access & Visibility to Southlake Blvd
- Strong Retail Tenancy in Immediate Vicinity
- Signalized intersection with dedicated turn lane
- Ample Parking (368 Spaces)

DEMOGRAPHICS

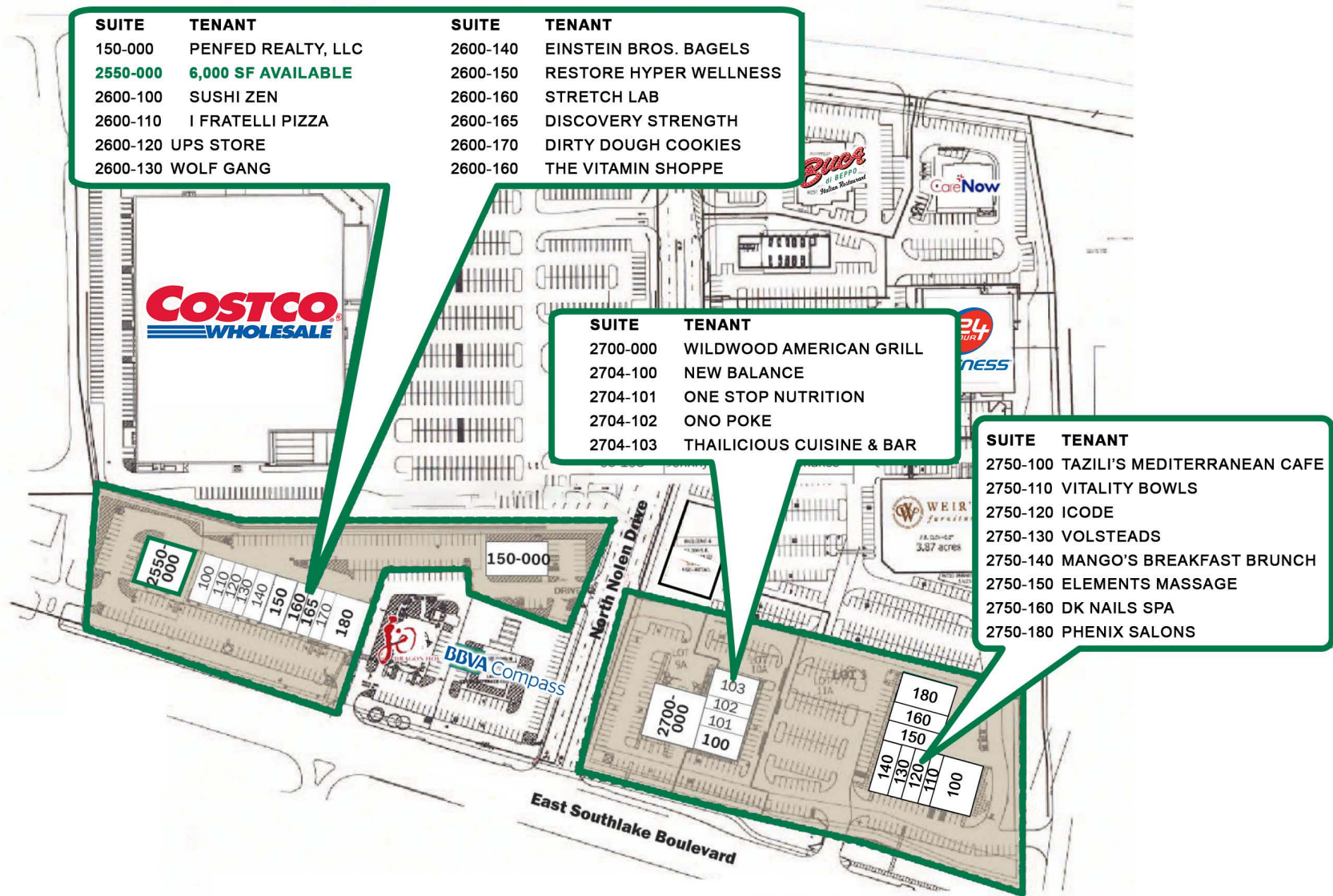
	1 Mile	3 Mile	5 Mile
2023 Population	4,916	53,899	119,714
Daytime Population	20,602	88,468	169,034
Average HH Income	\$161,362	\$170,337	\$187,534



TRAFFIC COUNTS:

Southlake Blvd: 32,771 VPD (TXDOT 2022)
 SH-114: 117,766 VPD (TXDOT 2022)

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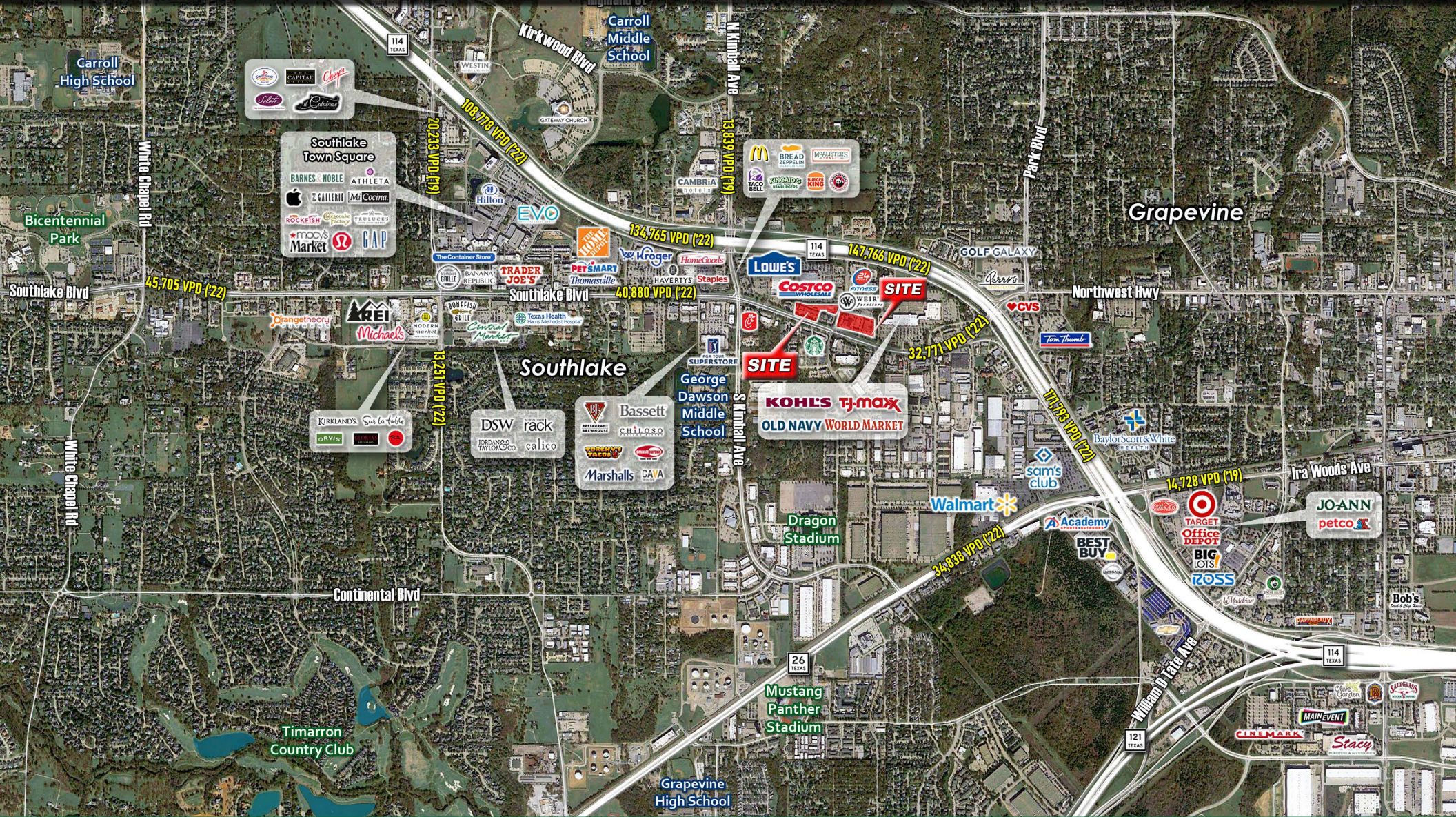
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