

INFORMATION PACKAGE



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EUREKA BUSINESS GROUP



FOR LEASE

**3215 W Pleasant Run Rd.
Lancaster, TX 75146**

Joseph Gozlan

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Retail Space Available

Executive Summary



This versatile retail center at 3215 W Pleasant Run Road in Lancaster offers an exceptional opportunity for businesses seeking high-visibility space in one of DFW's growth corridors. With multiple suites available on both the first and second floors, the property provides flexible configurations to accommodate a wide range of retail, medical, and professional office uses. The landlord's willingness to assist with tenant buildout further enhances the appeal for businesses looking to customize their space to specific operational needs.

The property's location delivers outstanding exposure with 27,986 vehicles per day passing the site on W. Pleasant Run Road, complemented by easy highway access via I-35E. Established national tenants including QuikTrip, Dutch Bros, Sonic, and Family Dollar anchor the surrounding retail corridor, creating consistent traffic patterns and strong co-tenancy benefits. The trade area demographics reflect a stable market with over 66,000 residents within three miles and household incomes that support diverse retail and service concepts.

Lancaster's position within the resilient Dallas-Fort Worth retail market provides an ideal foundation for businesses ready to establish or expand their presence. Available spaces range from 1,050 to 6,052 square feet, offering options for both compact specialty operations and larger-format users requiring substantial square footage. Whether seeking a prominent street-level location or second-floor professional space, this center delivers immediate availability in a proven retail environment backed by strong fundamentals and consistent traffic counts.

The Property



Property Profile

Available SF:	Up to 13,262 SF
Type:	Retail/Medical/Office
Year Built:	1986
Other:	Spaces available on the first and second floors
Traffic:	27,986 VPD!



Highlights

- Prominent Location on W. Pleasant Run Rd. with 27,986 VPD!
- First & Second floor spaces available
- **Landlord willing to help with buildout**
- **Perfect for Coffee Shop, Medical, Therapy Center, Fitness, Tutoring, professional office, Escape room, studios, etc.**
- Easy access to I-35E highway
- **Available Immediately**

Pictures

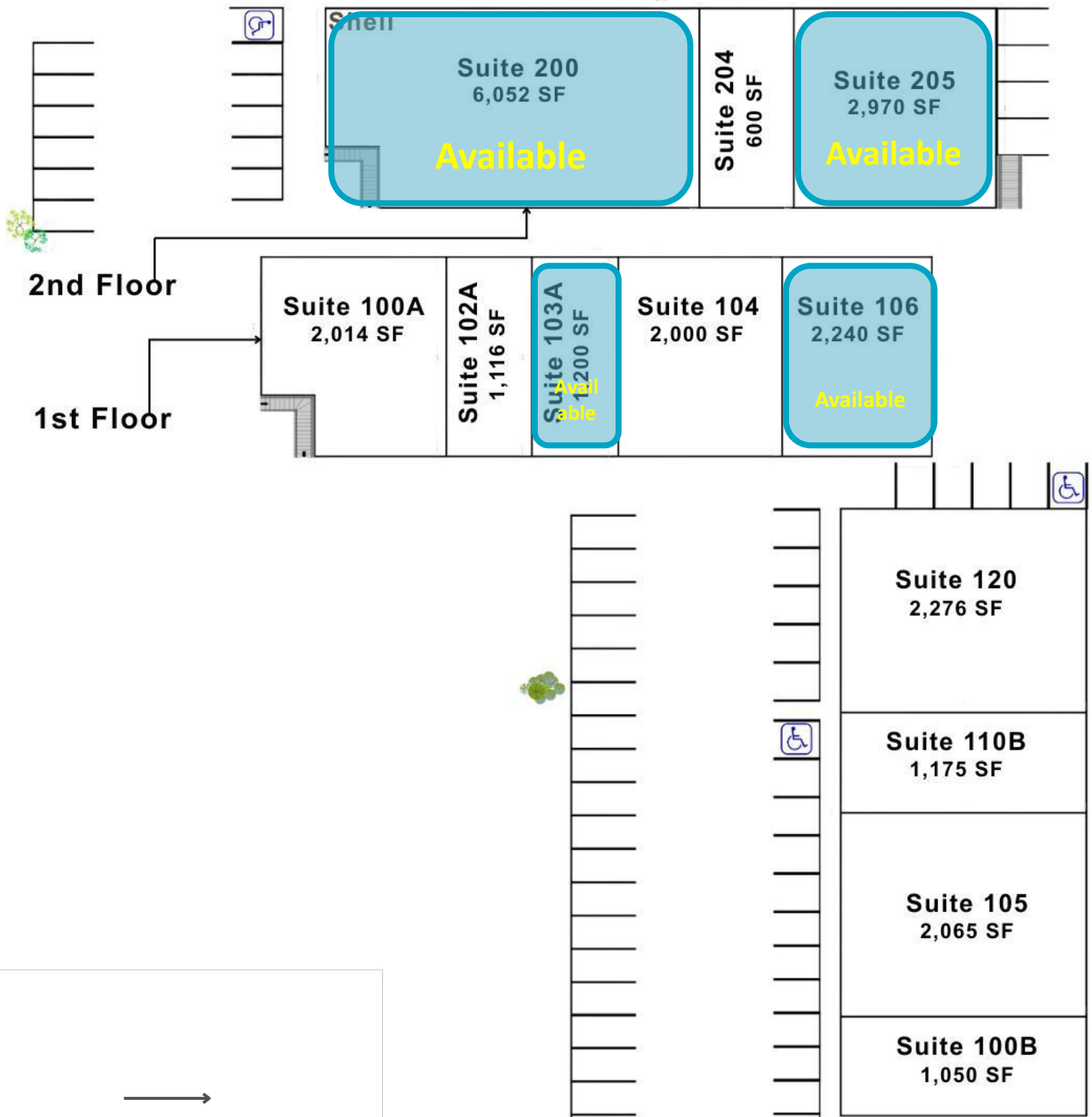
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Lancaster, TX 75146



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Site plan

3215 W Pleasant Run Rd
Lancaster, TX 75146



Video

3215 W Pleasant Run Rd
Lancaster, TX 75146

Click Below to Watch the Video Tour

**RETAIL SPACE
FOR LEASE**

Lancaster, TX

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Retail/Medical/Office
 27,986 VPD
 Available Immediately

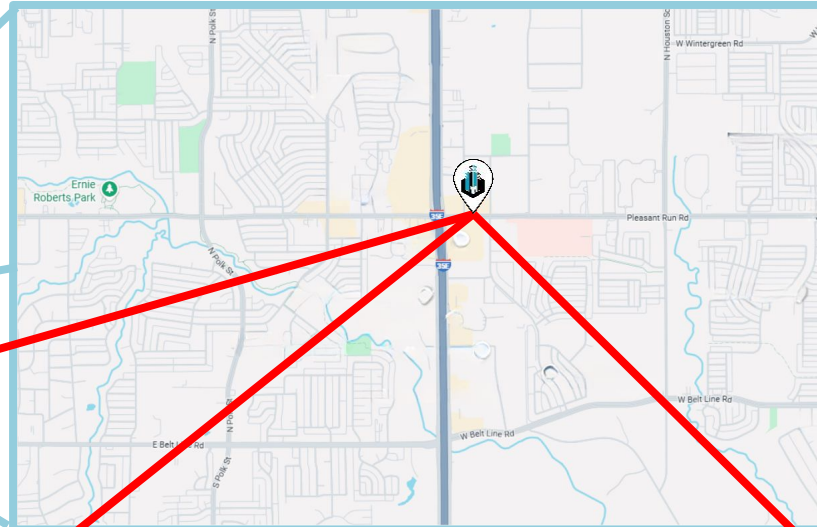
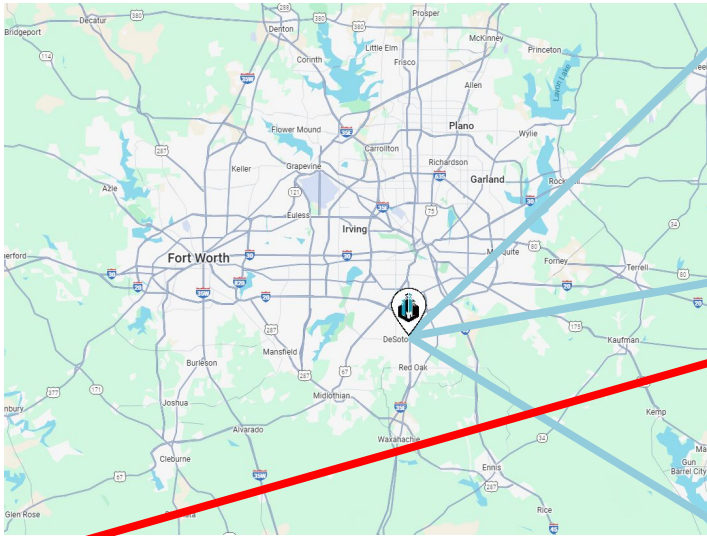
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Location

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3215 W Pleasant Run Rd

→ **Lancaster, TX 75146**

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The Market

3215 W Pleasant Run Rd
Lancaster, TX 75146

Dallas-Fort Worth Market Summary

3225 Pleasant Run Rd - Bldg A

As the market nears the end of 2025, Dallas-Fort Worth continues to demonstrate resilience in the retail segment despite earlier setbacks. A series of major move-outs at the start of the year caused net absorption to nearly turn negative for the first time since 2022. This, paired with a nationally leading construction pipeline, caused vacancies to expand by 30 basis points within a quarter. Subsequent quarters were more of a return to form for this market, seeing tenant demand pick back up and meet new supply, significantly slowing down the rate of expansion into the current quarter.

Although move-outs did have a large impact on the market, Dallas-Fort Worth has been able to maintain a top spot in terms of net absorption from a national perspective, in league with other high-growth markets in Texas. New inventory in growing parts of the market and new availabilities in mature submarkets are all key drivers for this positive activity. Build-to-suit projects for national chains or owner-occupied projects for brands like H-E-B are major drivers of new construction.

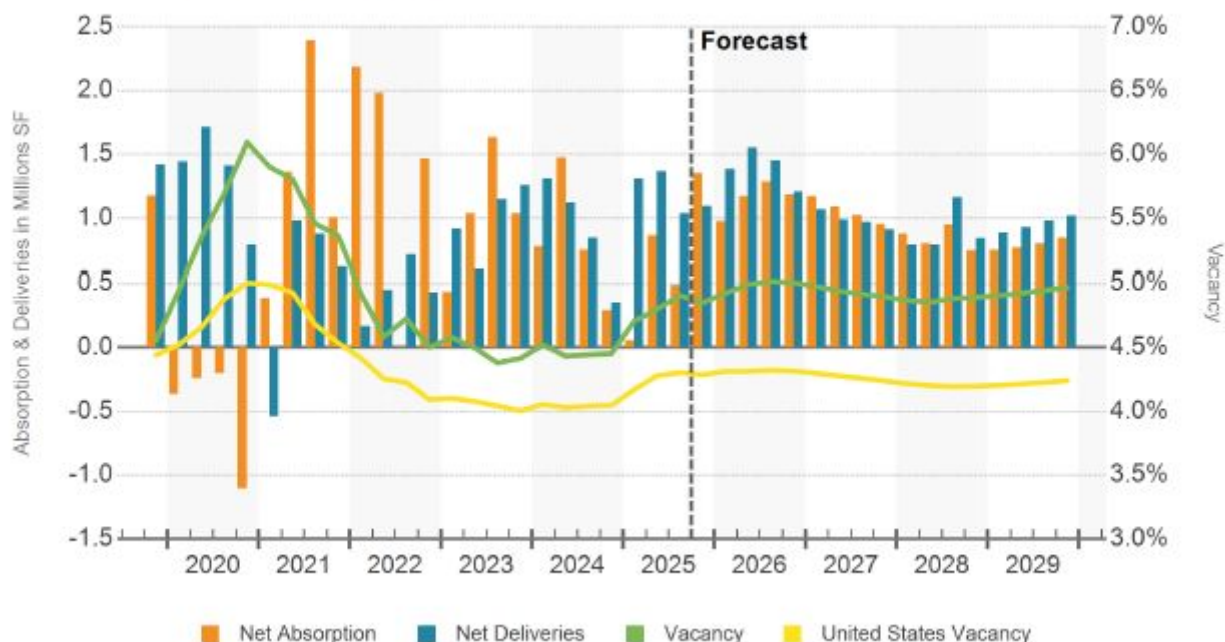
This presents a challenge for retailers looking to enter the market without developing their own real estate. Less than 20% of the 7.8 million SF that is currently under construction is available for lease. Asking rents for these new properties can also vary wildly depending on where in the market a

property is and what kind of retail it falls under, with grocery-anchored developments typically seeing the highest premium outside of luxury spaces. The price of land is also a key determinant of what starting rents for a region look like. In areas like Collin County, where a majority of recent and current construction takes place, starting rents are typically between \$40/SF and \$45/SF due to the premium on this land. Other parts of the market can handle a lower starting basis, which could range between \$30/SF and \$35/SF.

The balance of risks is slightly weighted to the downside for the remainder of 2025 and into the new year. Both consumer spending and overall confidence have been impacted by a slower local labor market and the threat of resurgent inflation brought about by tariffs. While market participants suggest the material impact of trade disputes has not yet shown up in the data, they say that the uncertainty generated by these policies increases perceived risks for retailers.

Dallas-Fort Worth remains the number one spot for domestic in-migration, serving as a moderate upside for this market's growing consumer base. The last year of population gain from this segment was relatively subdued compared to the peak in 2022, but international migration has largely stepped in to fill this gap over the last two years.

NET ABSORPTION, NET DELIVERIES & VACANCY



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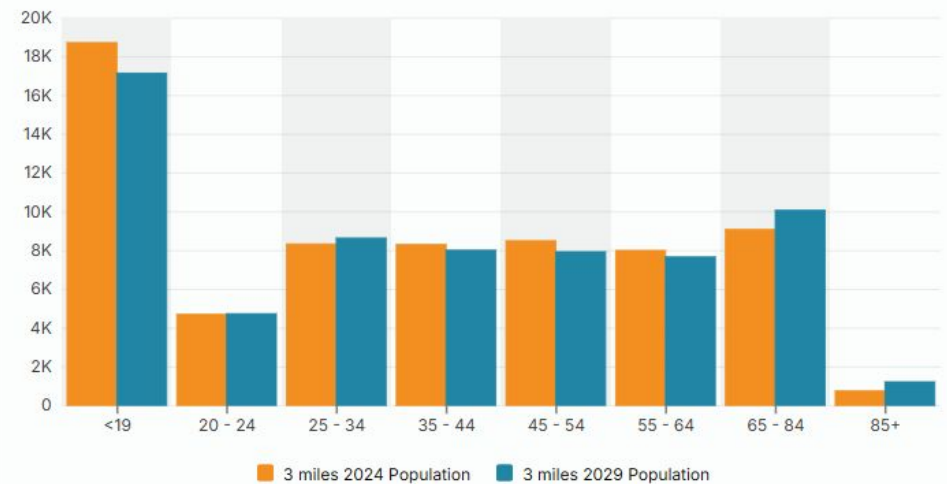
Demographics

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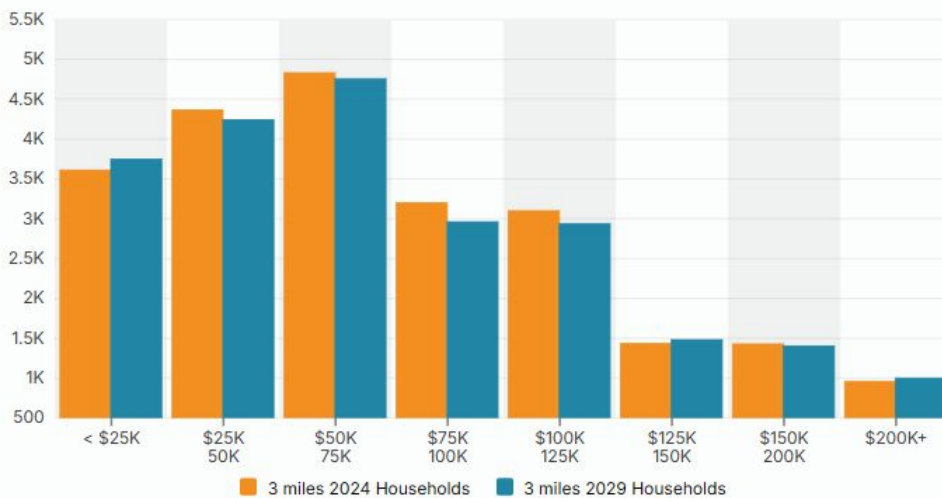
Population

	1 mile	3 miles	5 miles
2024 Population	8,085	66,311	164,472
2029 Population Projection	7,853	65,341	165,271

Population By Age



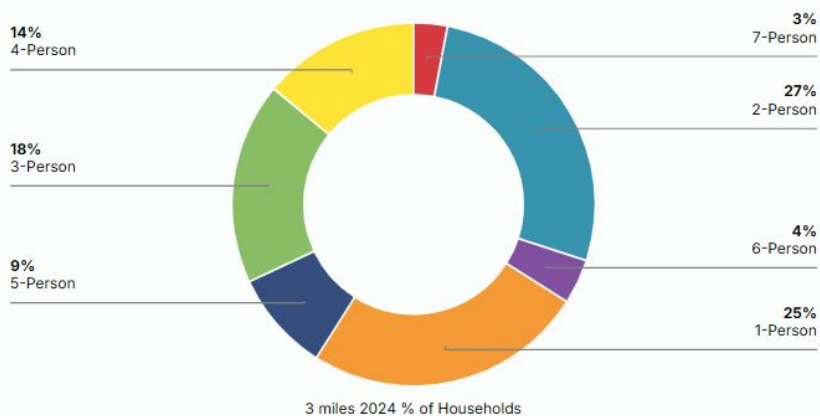
Household Income



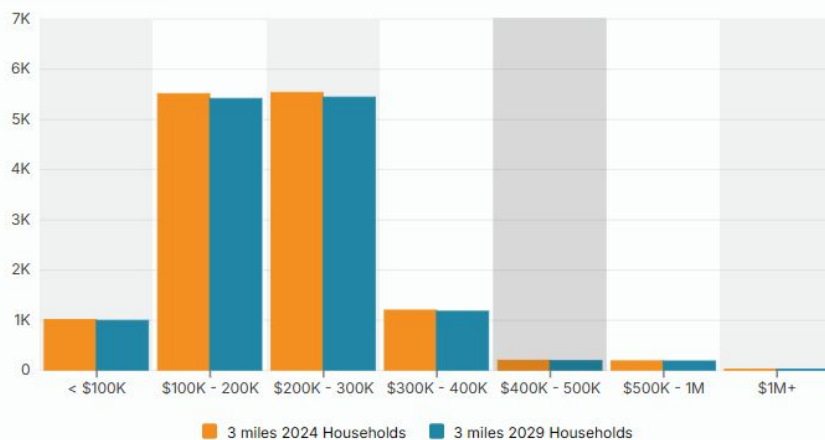
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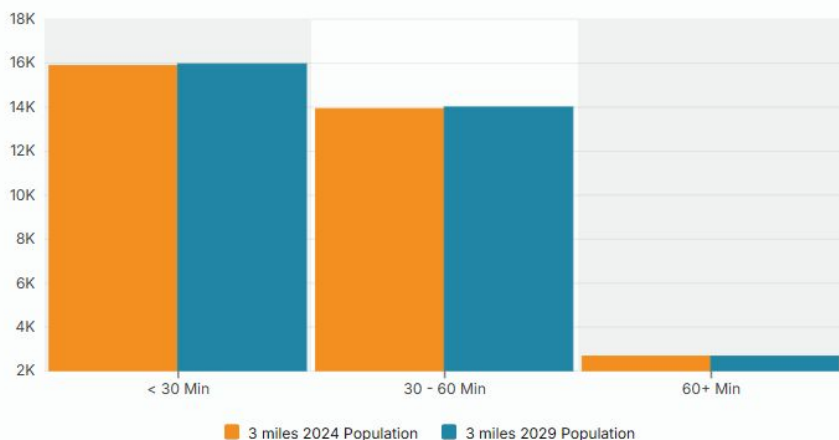
Household Size



Home Values



Population Travel To Work



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Contact



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