

**LEASE**

# 560 W Main St

**560 W MAIN ST**

Lewisville, TX 75057

**PRESENTED BY:**

**COURTNEY STANFORD, CCIM**

O: 972.998.2361

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TX #704141

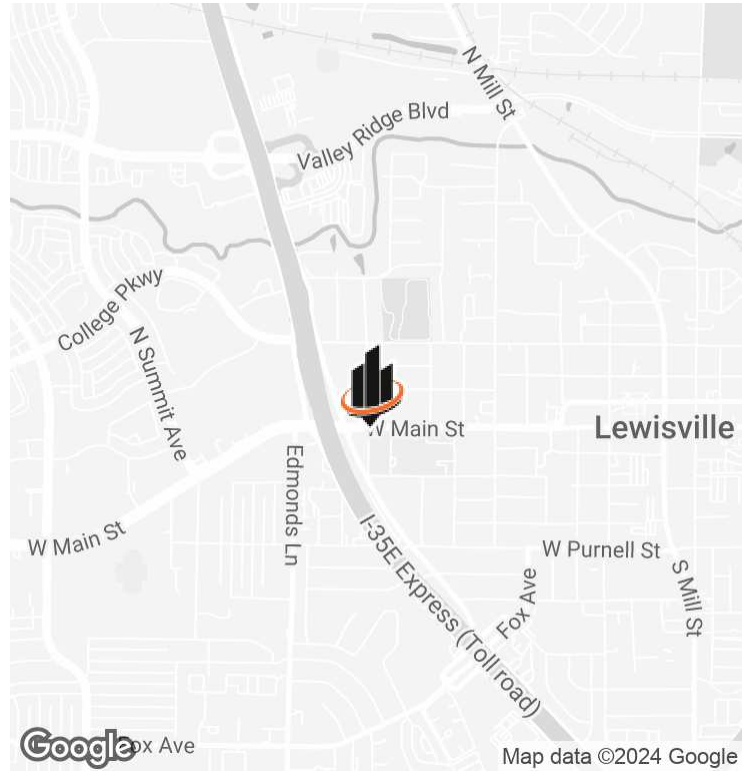
**HANNAH KENNEDY**

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# PROPERTY SUMMARY



## VIDEO

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	16
<b>AVAILABLE SF:</b>	884 - 2,880 SF
<b>LOT SIZE:</b>	44,262 SF
<b>BUILDING SIZE:</b>	25,520 SF

### PROPERTY DESCRIPTION

Introducing 560 W Main St, Lewisville, TX, 75057 - a premier medical office space now available for lease. This state-of-the-art facility is designed to meet the needs of medical professionals, offering specialized features such as exam rooms, consultation areas, and patient-friendly waiting areas. With its convenient location and ample parking, this property provides easy access for patients and staff. Elevate your medical practice in a space designed for efficiency, comfort, and professional excellence. Experience the perfect blend of functionality and sophistication at 560 W Main St.

### PROPERTY HIGHLIGHTS

- Fee simple with no use restrictions located on Medical City Lewisville Campus
- Lowest cost rent provider in the market
- Move in ready suites available
- Ample natural light
- Convenient access to major roadways

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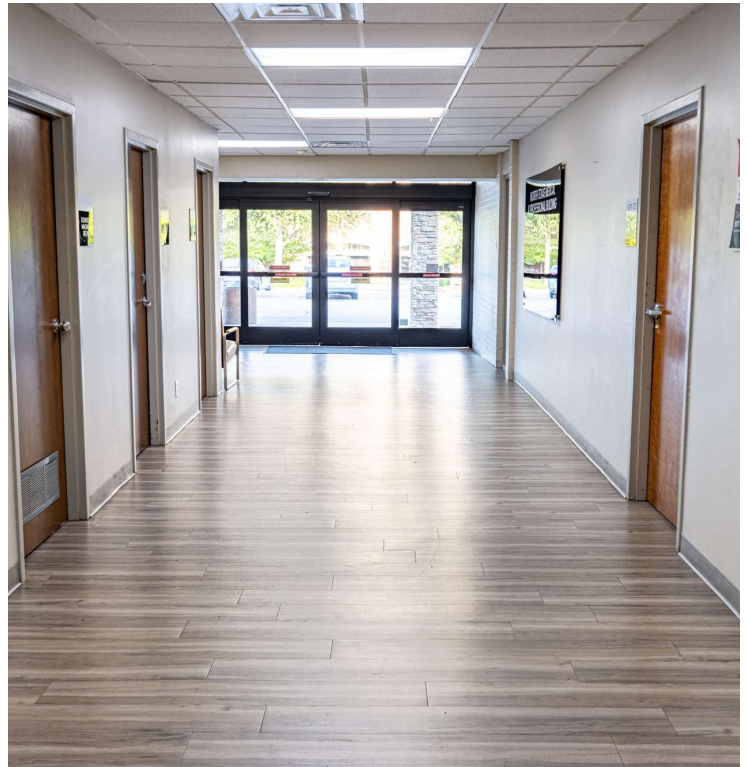
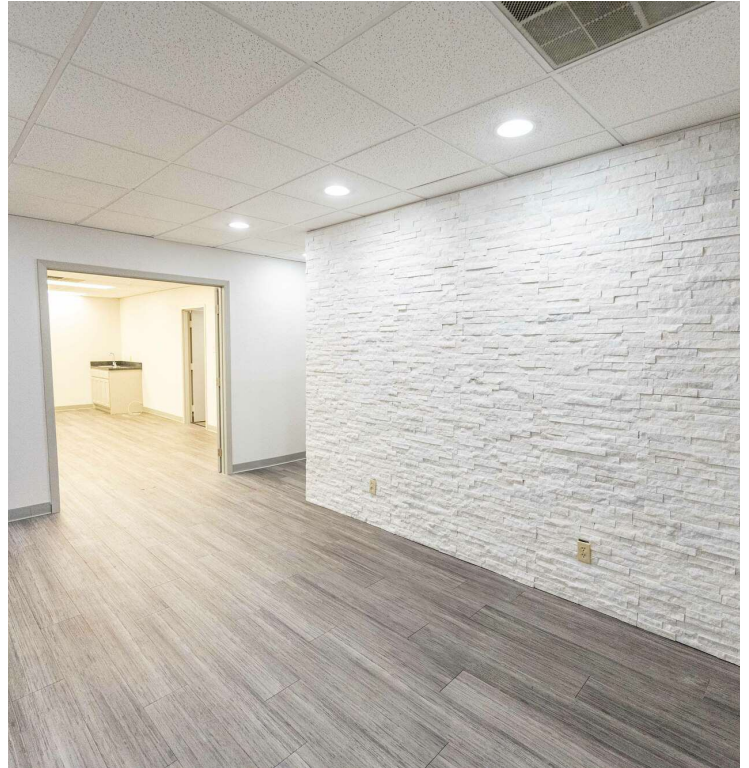
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## ADDITIONAL PHOTOS



**COURTNEY STANFORD, CCIM**

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# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	884 - 2,880 SF	<b>LEASE RATE:</b>	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	2,731 SF	NNN	\$16.00 SF/yr
Suite 102	Available	884 SF	NNN	\$16.00 SF/yr
Suite 200	Available	2,880 SF	NNN	\$16.00 SF/yr
Suite 204	Available	1,317 SF	NNN	\$16.00 SF/yr

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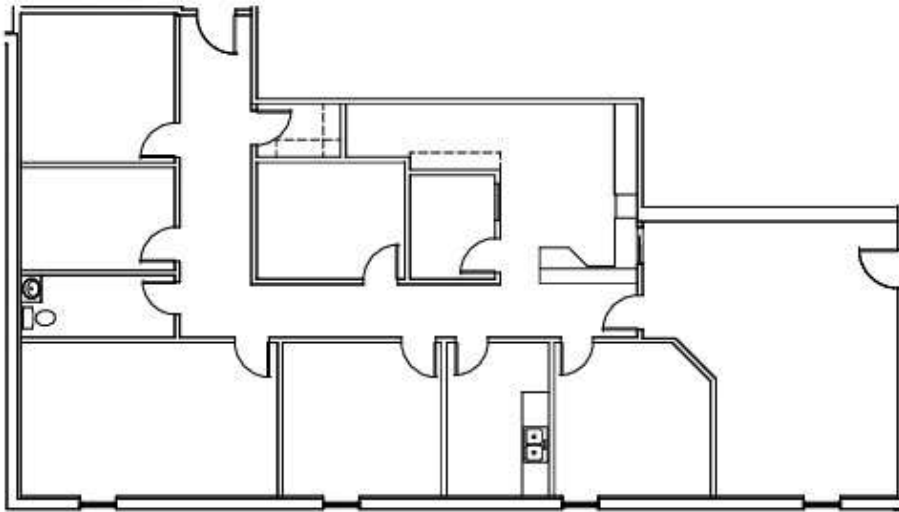
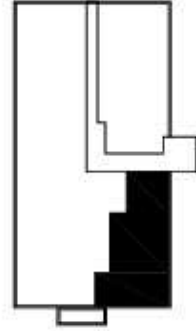
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**SUITE 101**

560 West Main Street  
Lewisville, Texas 75057

W. MAIN STREET



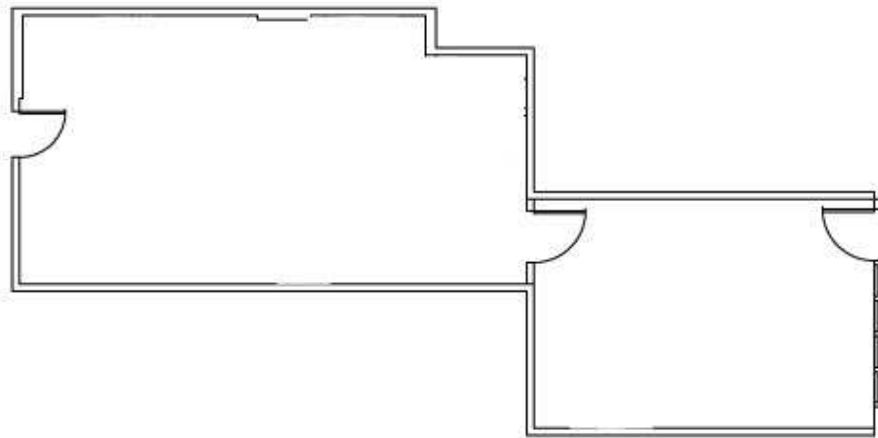
**Suite 101 – 2,371 SQ. FT.**

SCALE = 3/32" = 1'-0"

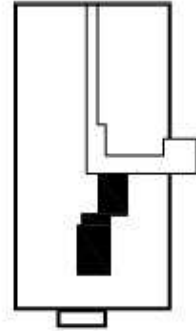
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W. MAIN STREET



 **SITE PLAN**

**Suite 102 - 884 SQ. FT.**

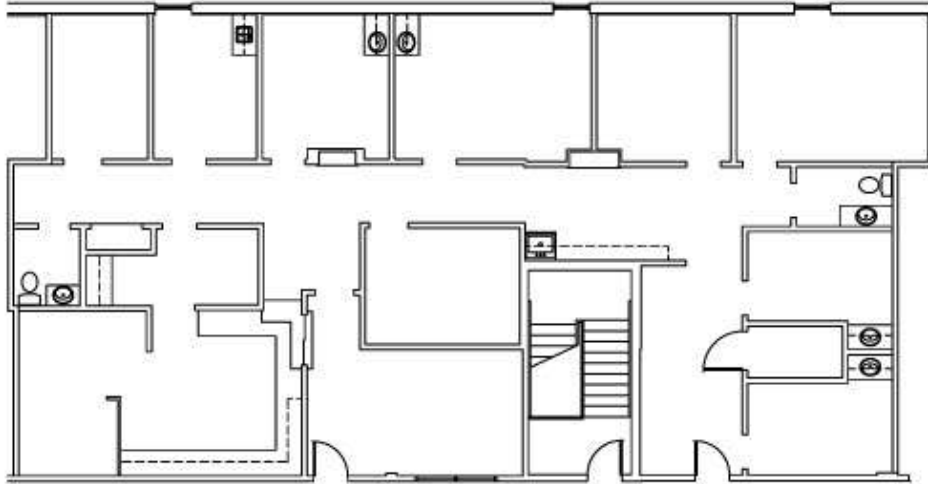
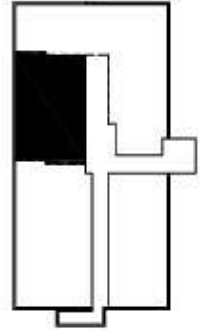
SCALE = 1/8" = 1'-0"

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**Suite 200 - 2,880 SQ. FT.**

SCALE = 3/32" = 1'-0"

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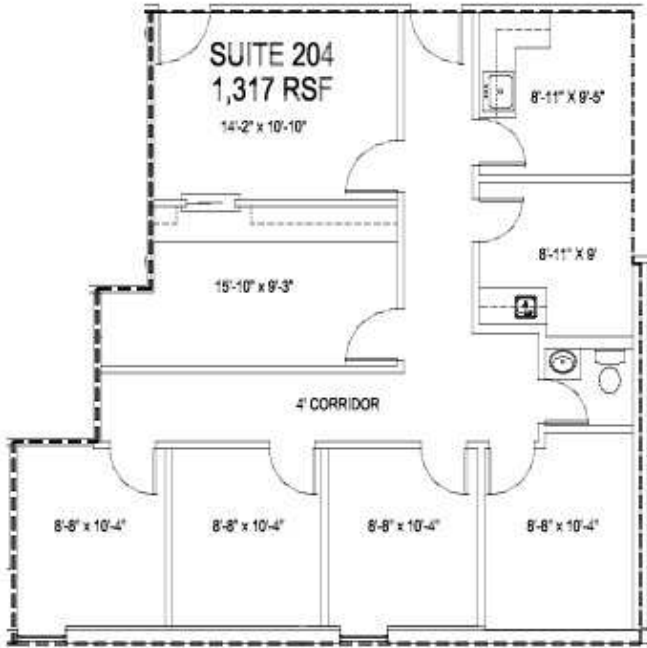
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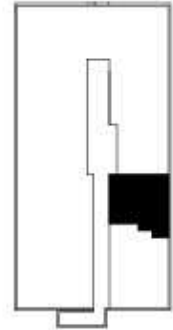
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**SUITE 204**

**560 WEST MAIN STREET  
LEWISVILLE, TEXAS 75057**



W. MAIN STREET



 **SITE PLAN**

**SUITE 204 - 1,317 SQ. FT.**

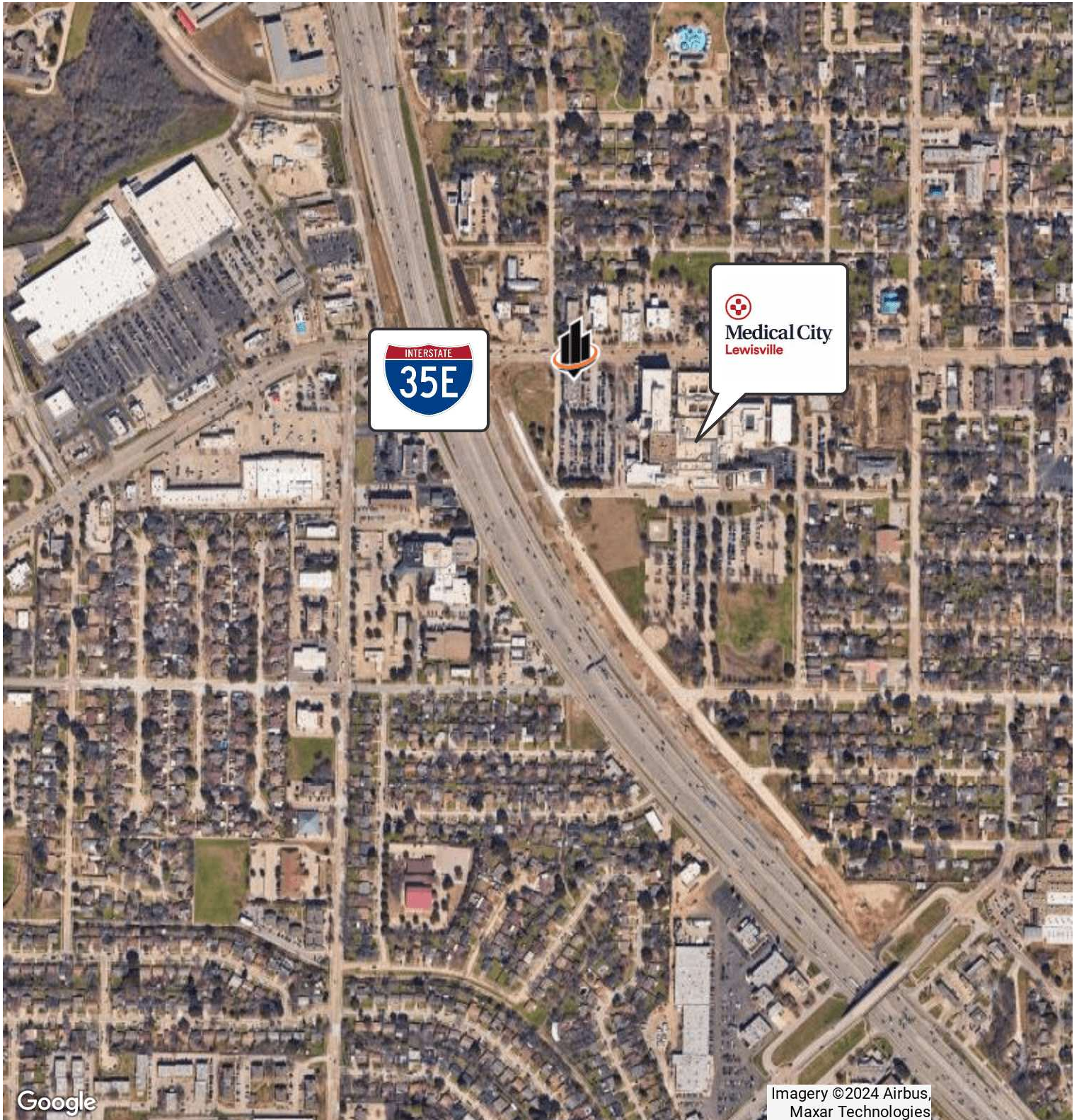
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# LOCATION MAP

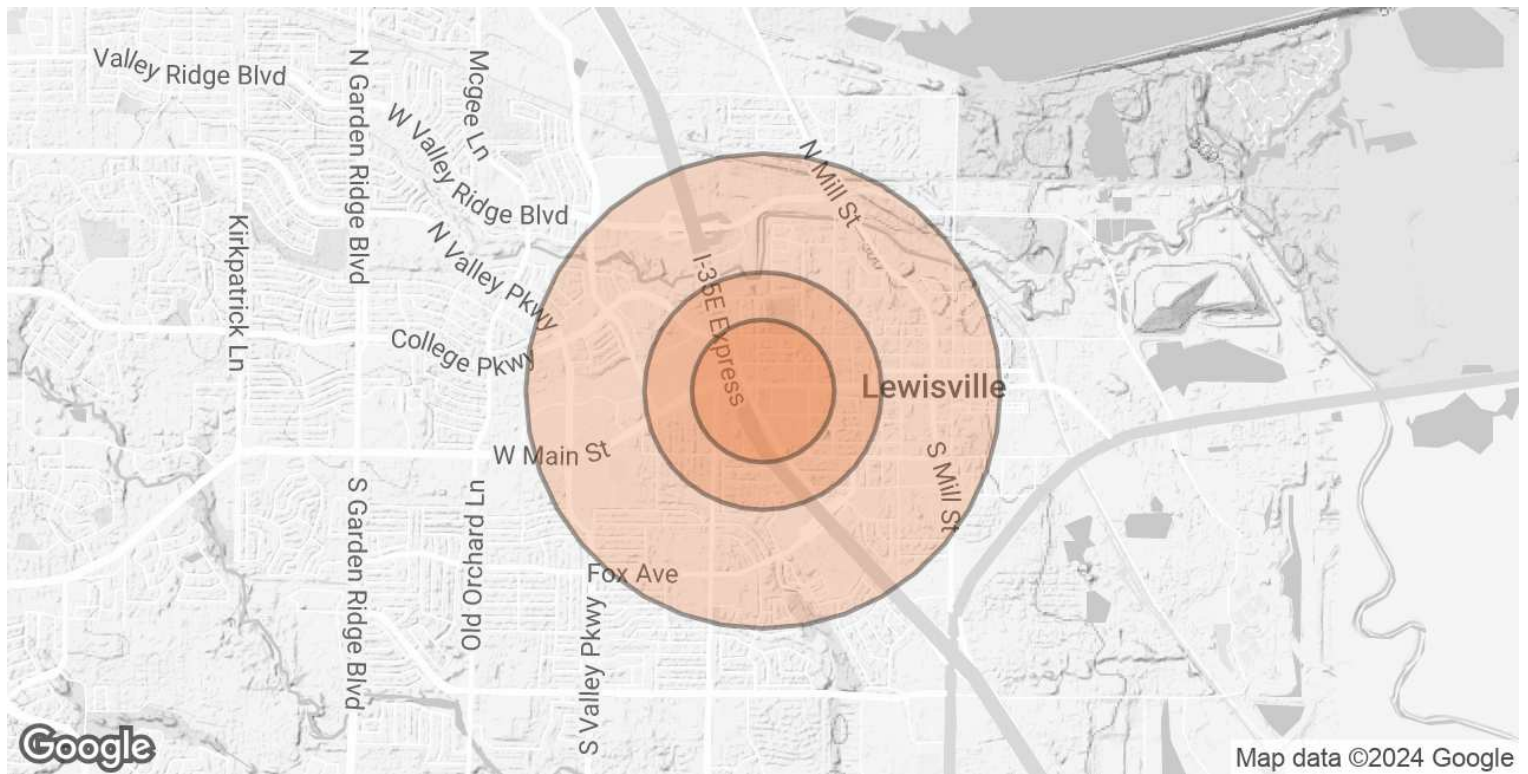


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	543	2,672	14,304
<b>AVERAGE AGE</b>	38	37	37
<b>AVERAGE AGE (MALE)</b>	37	36	35
<b>AVERAGE AGE (FEMALE)</b>	39	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	177	852	4,775
<b># OF PERSONS PER HH</b>	3.1	3.1	3
<b>AVERAGE HH INCOME</b>	\$86,397	\$84,944	\$85,195
<b>AVERAGE HOUSE VALUE</b>	\$275,829	\$268,701	\$271,326

Demographics data derived from AlphaMap

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