

# Retail ★ LEASE

LanCarteCRE.com

1540 SOUTHTOWN DR GRANBURY, TX 76048



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COMMERCIAL

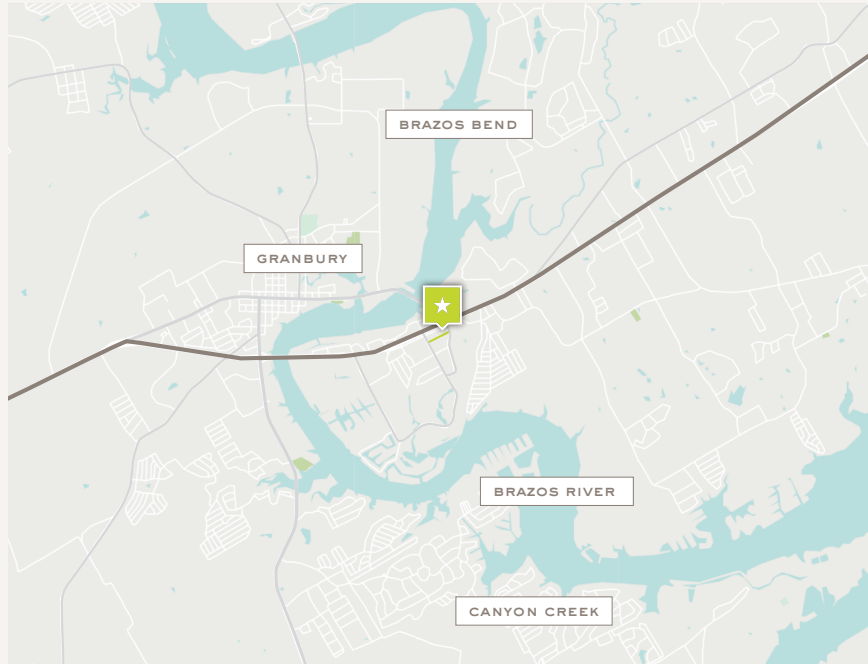
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### PROPERTY FEATURES

- Retail or Office Space
- 2 Units Available:
  - Unit 113 - 1,000 SF
  - Unit 106/107 - 2,000 SF
    - Unit 106/107 divisible down to 1000 SF each*
- Spaces feature reception area, private office space, kitchenette and storage
- Plenty of shared parking

### LOCATION OVERVIEW

Located just off Highway 377, this retail or office space offers excellent accessibility in the heart of Granbury's thriving commercial district. Positioned near major retailers, dining, and medical centers, the property is minutes from Historic Downtown Granbury and Lake Granbury. Its prime location provides convenient access to surrounding communities and the greater DFW metroplex.

### LEASING STRUCTURE

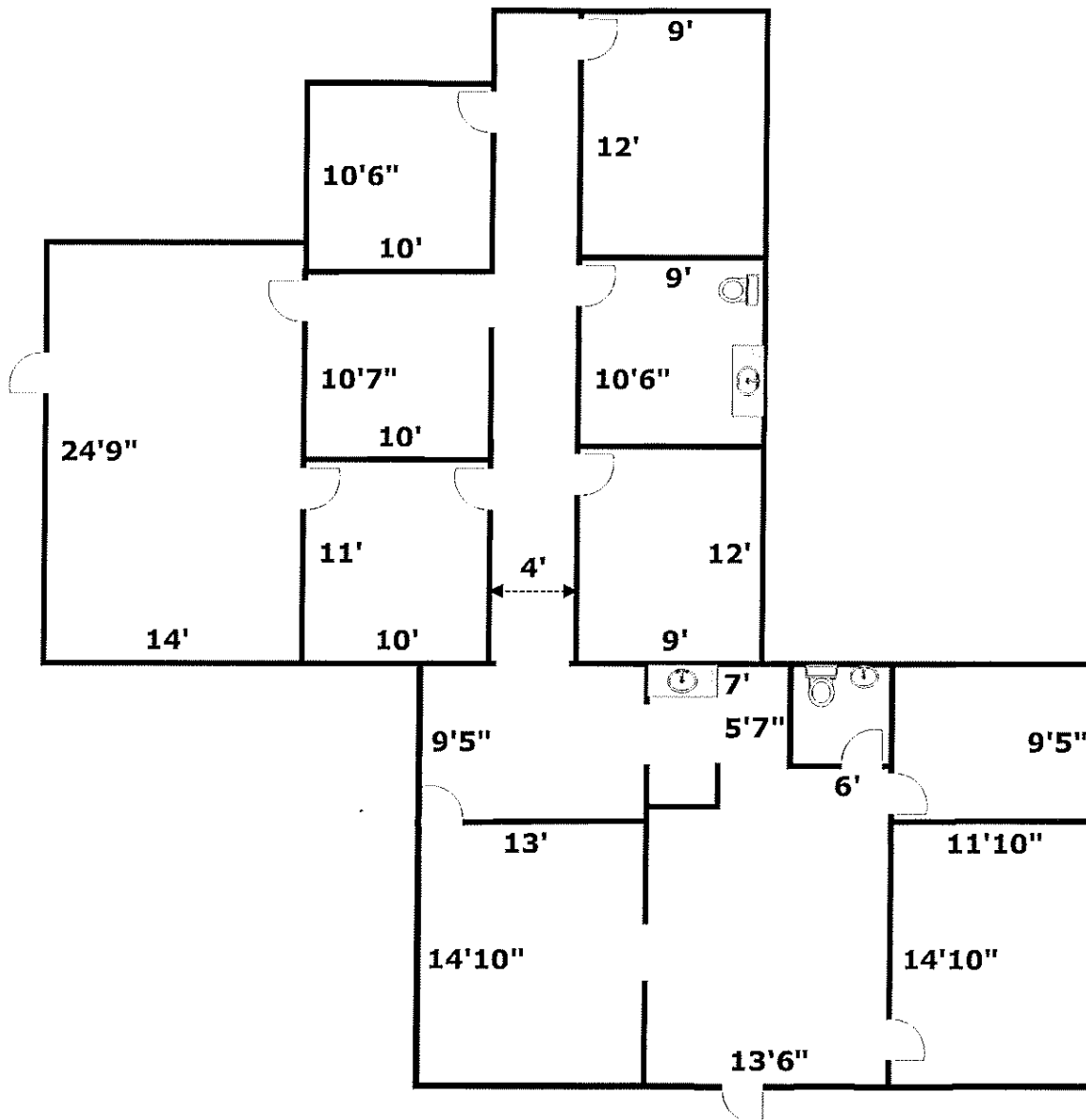
**\$11** /SF NNN



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**FLOOR PLAN - UNITS 206/207**



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**INTERIOR**





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EXTERIOR





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**EXTERIOR**





# LANCARTE

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*Relentlessly Pursuing What Matters*

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