

SOUTHLAKE MEDICAL PLAZA

731 E Southlake Blvd
Southlake, TX 76092

Medical For Lease

1,586 - 8,828 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton 214.461.2388 bnewton@lpc.com	Peter Shaw 214.461.2302 PShaw@lpc.com	Elizabeth Madden 214.461.2366 emadden@lpc.com
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Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

Introducing an exceptional leasing opportunity at 731 E Southlake Blvd, Southlake, TX, 76092. This property offers a large block of contiguous space, ideal for your medical practice. Your practice will benefit from high visibility in an area with great demographics. This Class "A" medical office space includes generous tenant improvement allowance to tailor the space to your needs. Benefit from 2nd generation medical space and the opportunity for personalized signage. This is a rare chance to lease a prime property for your thriving medical practice.

Property Highlights

- Large block of contiguous space
- Great Demographics
- Class "A" Medical office space
- Generous Tenant Improvement Allowance available
- 2nd Generation Medical Space
- Signage

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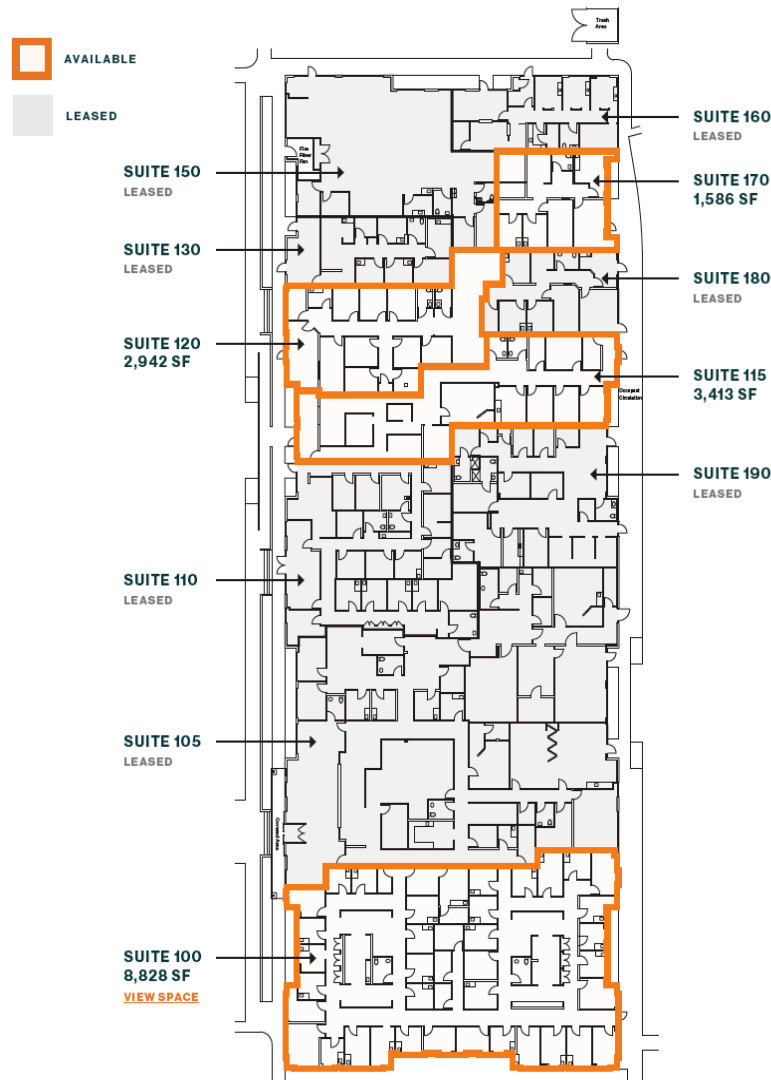
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Suite	Size
Suite 100	8,828 SF
Suite 115	3,413 - 6,355 SF
Suite 120	2,942 - 6,355 SF
Suite 170	1,586 SF

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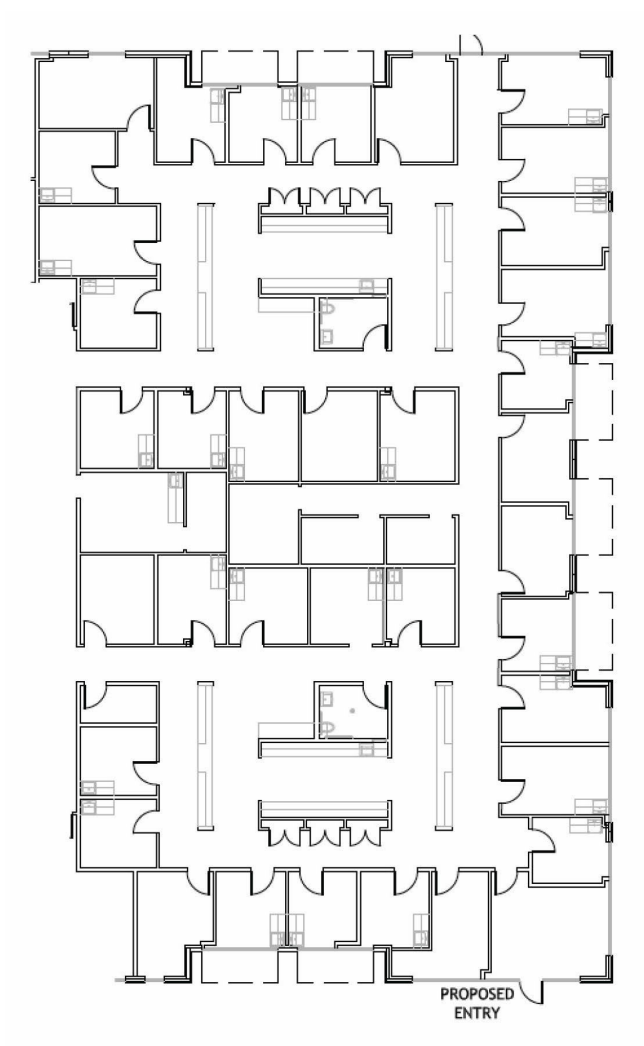
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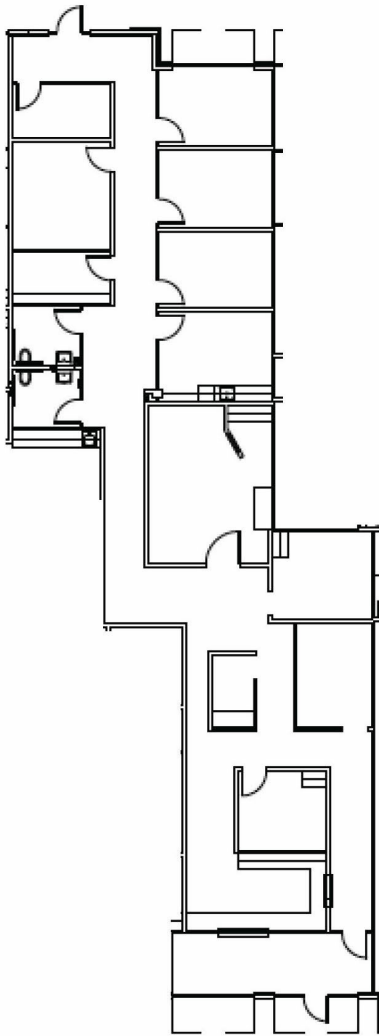
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Suite 115

3,413 - 6,355 SF



Suite	Size
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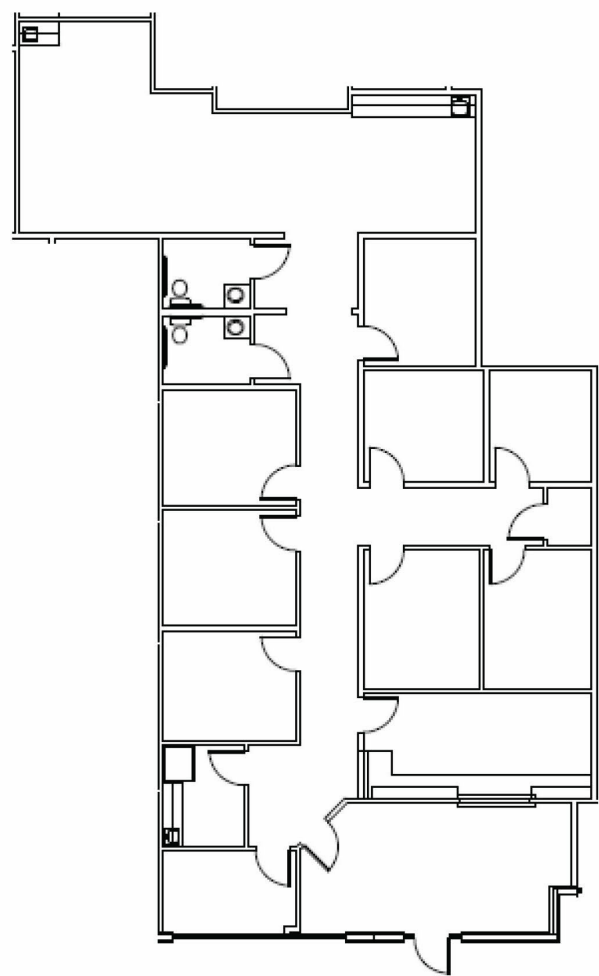
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Suite 120

2,942 - 6,355 SF



Suite	Size
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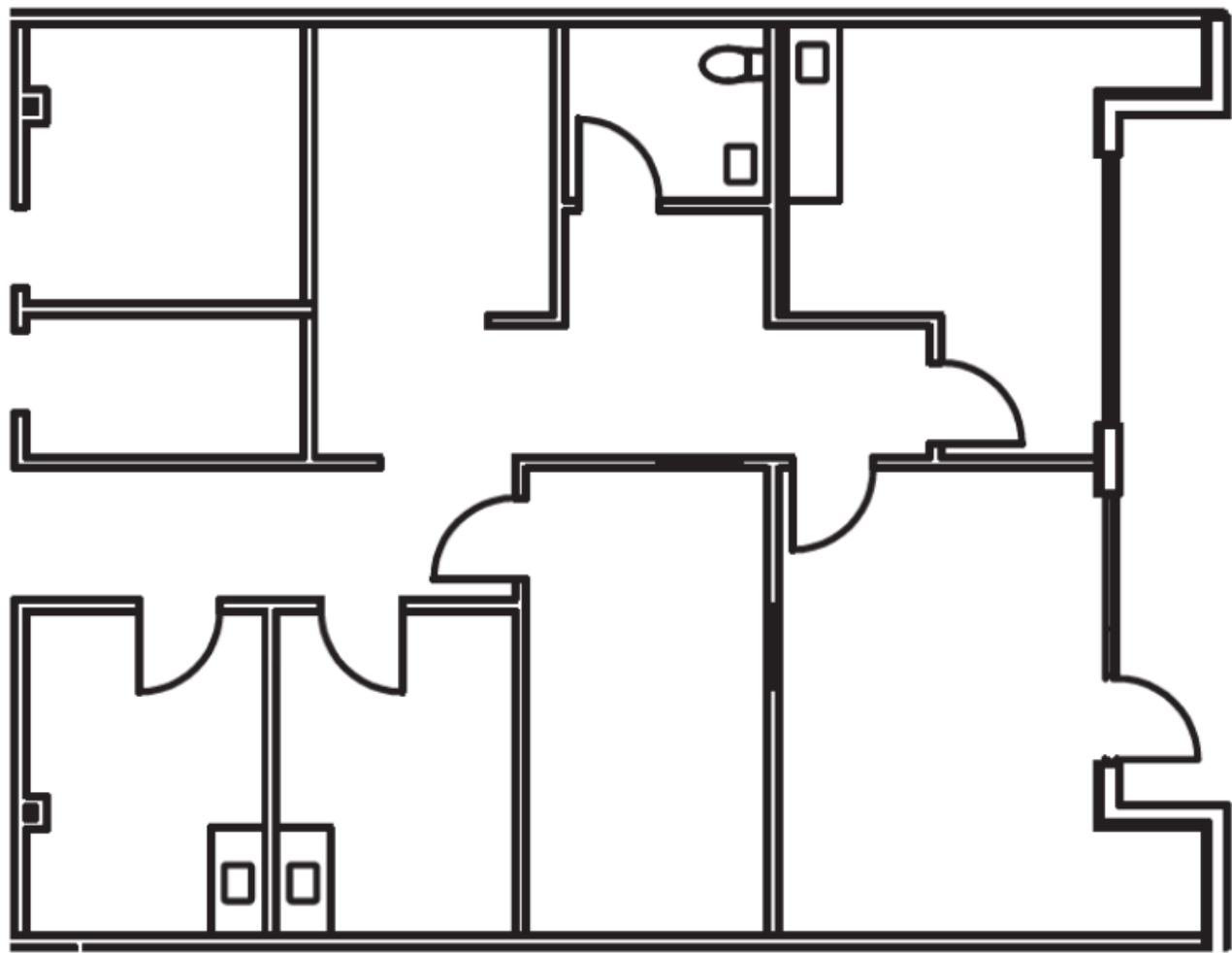
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Suite 170
1,586 SF



Suite	Size
Suite 170	1,586 SF

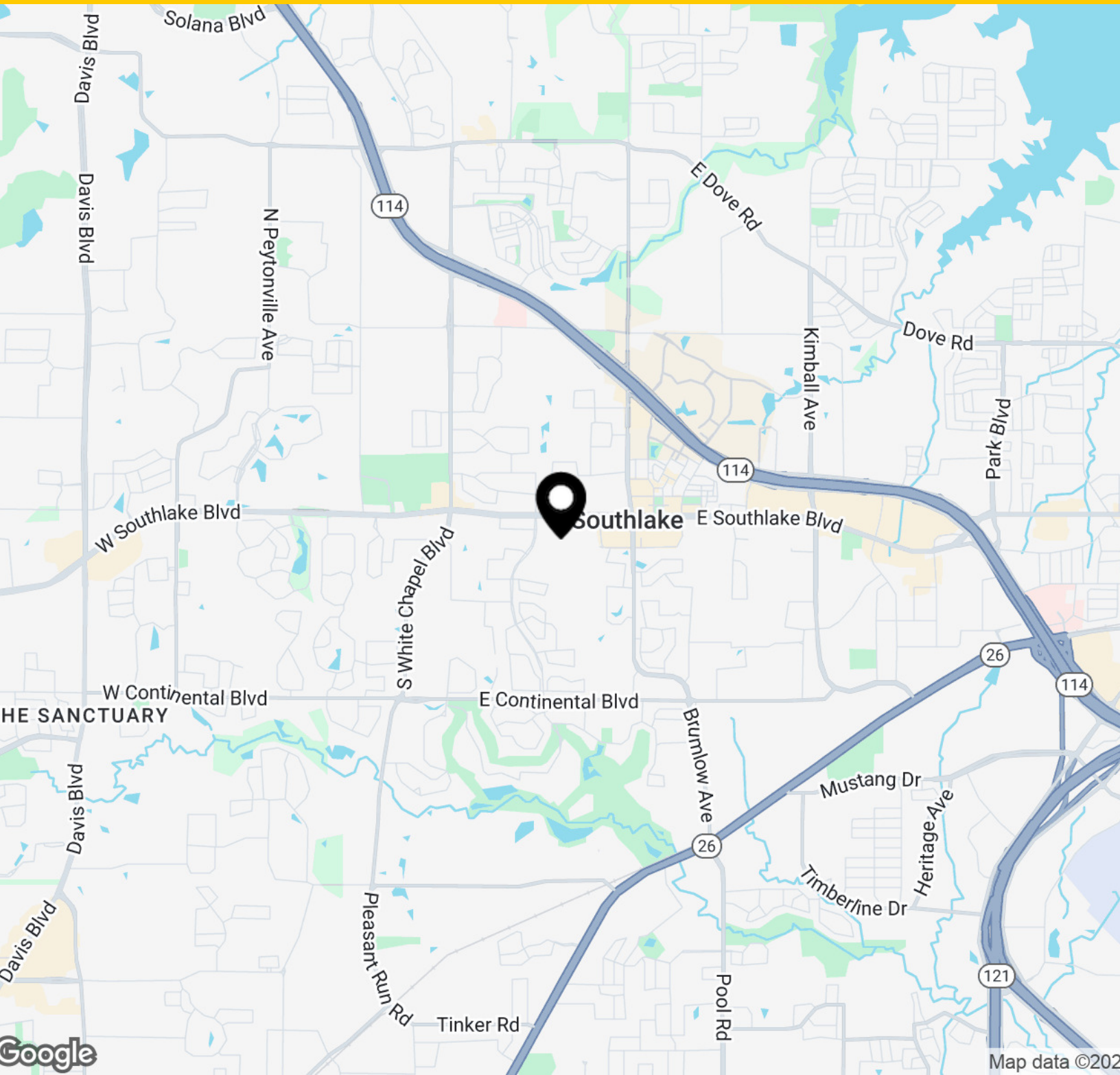
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Nearby Amenities



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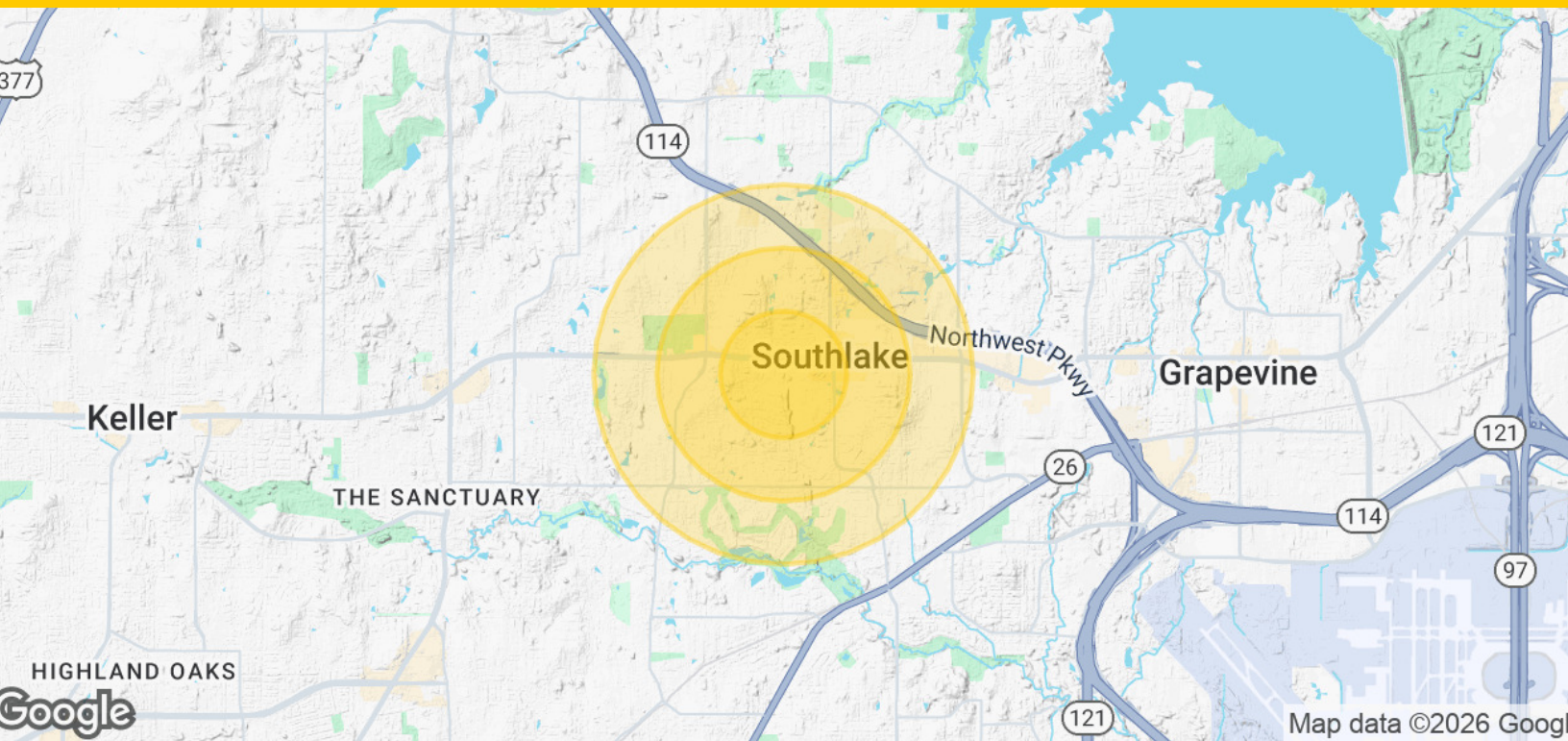
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,551	5,939	12,757
Average Age	42.0	41.3	41.8
Average Age (Male)	44.1	41.7	39.5
Average Age (Female)	36.3	36.1	39.6
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	447	1,711	3,828
# of Persons per HH	3.5	3.5	3.3
Average HH Income	\$265,257	\$280,224	\$285,395
Average House Value	\$687,364	\$717,162	\$778,778

2020 American Community Survey (ACS)

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