





***RETAIL SPACE FOR LEASE!***

# SHOPS OF WINTERGREEN II

**1314 W Wintergreen Rd. Desoto, TX 75115**



**FOR PRE-LEASING INQUIRIES, PLEASE CONTACT**

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## **ELEVATE YOUR BUSINESS WITH OUR PRIME LOCATION!**

*Unlock your business potential with exclusive pre-leasing opportunities for a prime commercial property offering visibility, accessibility, and modern customizable spaces for various business types. Benefit from high traffic, ample parking, and proximity to highways in a vibrant area. Secure your spot now for business success!*



### **Building Highlights**

- Wintergreen Rd. & Cockrell Hill Rd. Intersection
- Retail/ Service Building
- 2.23 Acres Desoto, TX 75115
  - 19,000 Lot Sq. Ft
  - 138 Parking Space
  - 6 Accessible Space
  - 1593 Sq. Ft Patio

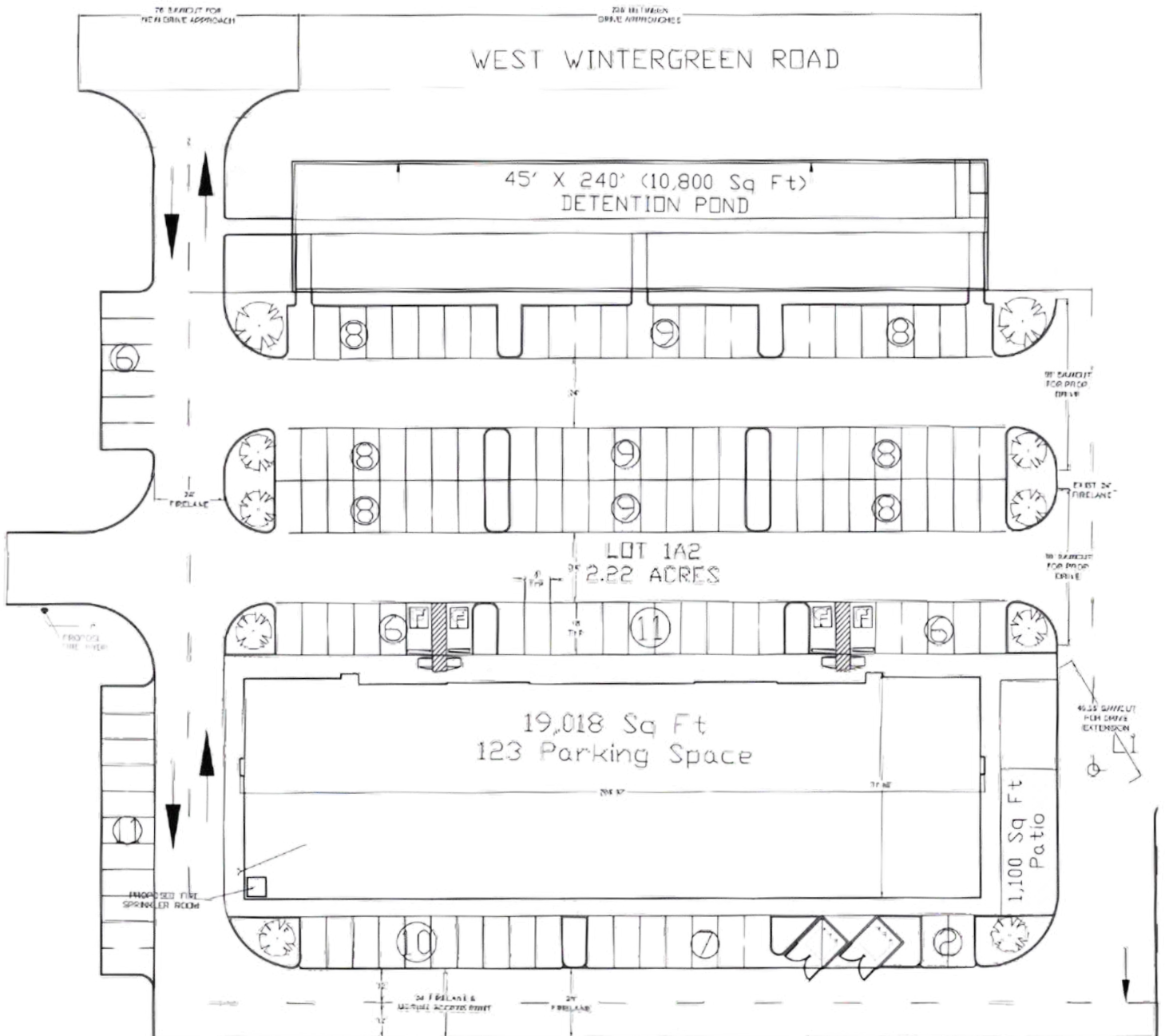
### **Demographics (3 Mile Radius)**

- Population: 68,884
- Households: 23,482
- Median Age: 36
- Median HH Income: \$59,000
- Daytime Employees 21,939

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<b>Project Start</b>	<b>Construction Timeline</b>	<b>Expected Completion</b>
June 2024	8 months	February 2025



<b>Type</b>	Retail	<b>Rental space</b>	19,000 square feet
<b>Parking area</b>	138	<b>Occupancy rate</b>	90% (highly stable)

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## NEARBY RETAILS AND RESTAURANTS

### Healthcare Facility

- Center for Diagnostic Imaging (CDI)
- Hampton Medical Clinic
- Hunter Medical Services Center for Children with Autism at Metrocare Services
- DeSoto Quality Care Health Clinics

### Educational Institution

- Cockrell Hill Elementary
- School Cross of Christ
- Lutheran School
- Windsor Park Preschool
- Ruby Young Elementary School
- DeSoto ISD Wings Academy
- DeSoto ISD Northside Elementary School
- Desoto Freshman Campus School
- Amber Terrace Elementary School

### Shopping Mall

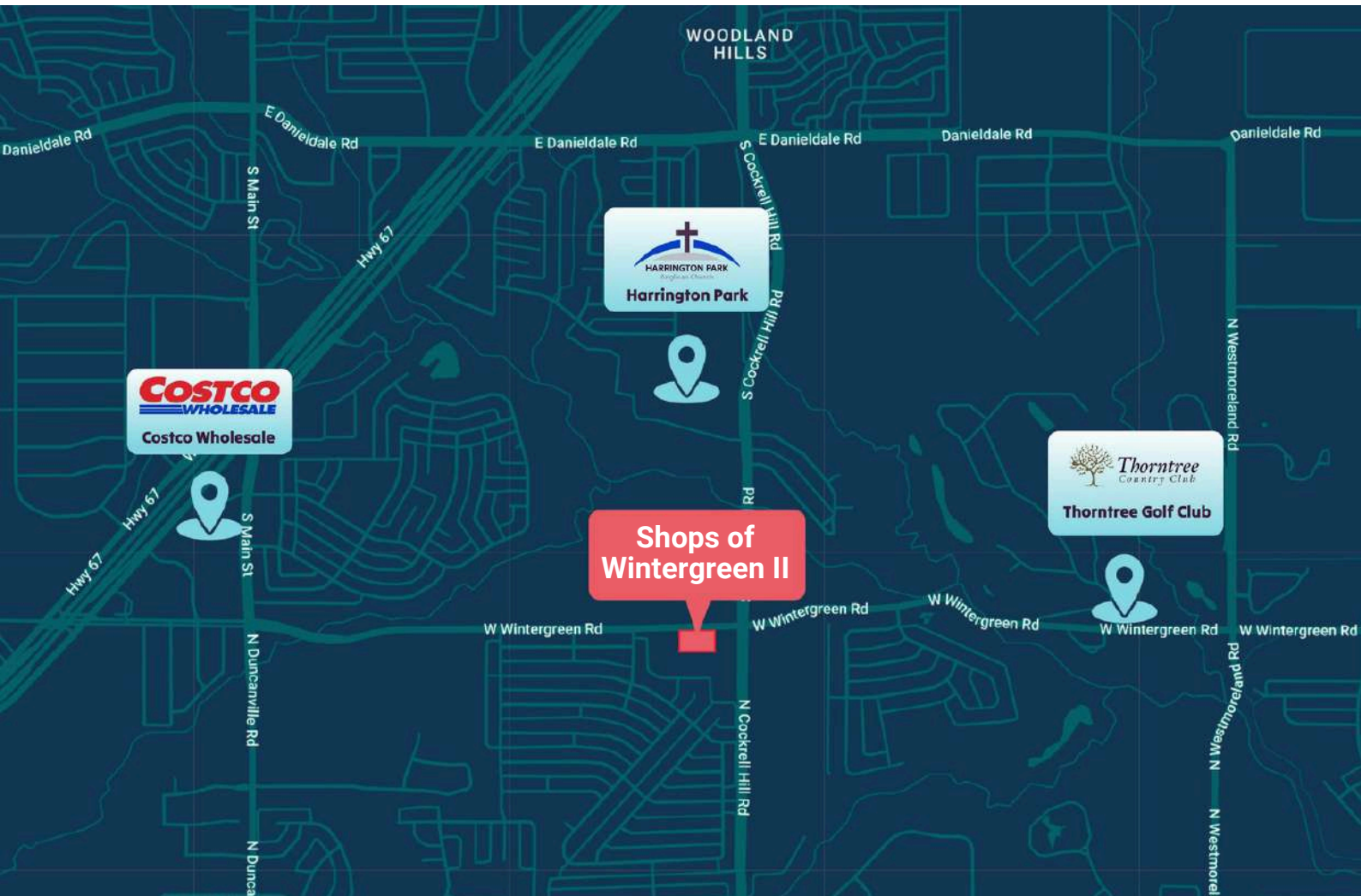
- Costco Wholesale
- Walmart
- Kroger
- Lowe's
- Sam's Club
- Home Depot

### Outdoor Leisure Spots

- Moseley Park
- Grimes Park
- DeSoto Recreation Center
- Thorntree Country Club
- Eagle Stadium
- Pleasant Run Towne Crossing
- Plaza at Cedar Hill

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