

# 1297 JUSTIN RD (FM 407)

Lewisville, TX 75077

## Retail Property For Lease



### PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1297 Justin Rd (FM 407) in Lewisville, TX. This prime commercial property offers a coveted location with high visibility. The interior features ideal for creating a productive and welcoming work environment. There are 3 spaces available for lease (1500-4500 SQFT).

Visible to over 33,000 vehicles per day  
Surrounding national retailers include Caliber Collision, McDonald's, QuickTrip, CVS & many more

### OFFERING SUMMARY

Lease Rate:	\$17.00 - 20.00 SF/yr (NNN)
Number of Units:	25
Available SF:	1,500 - 4,500 SF
Lot Size:	101,910 SF
Building Size:	27,191 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	771	4,378
Total Population	704	2,131	12,006
Average HH Income	\$153,990	\$143,469	\$129,309

Presented By:

**TRACY LI, CCIM**

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240

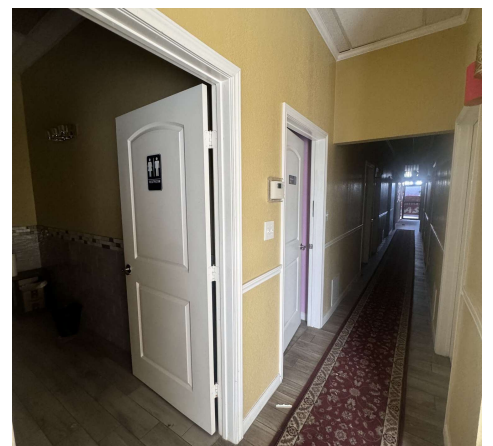


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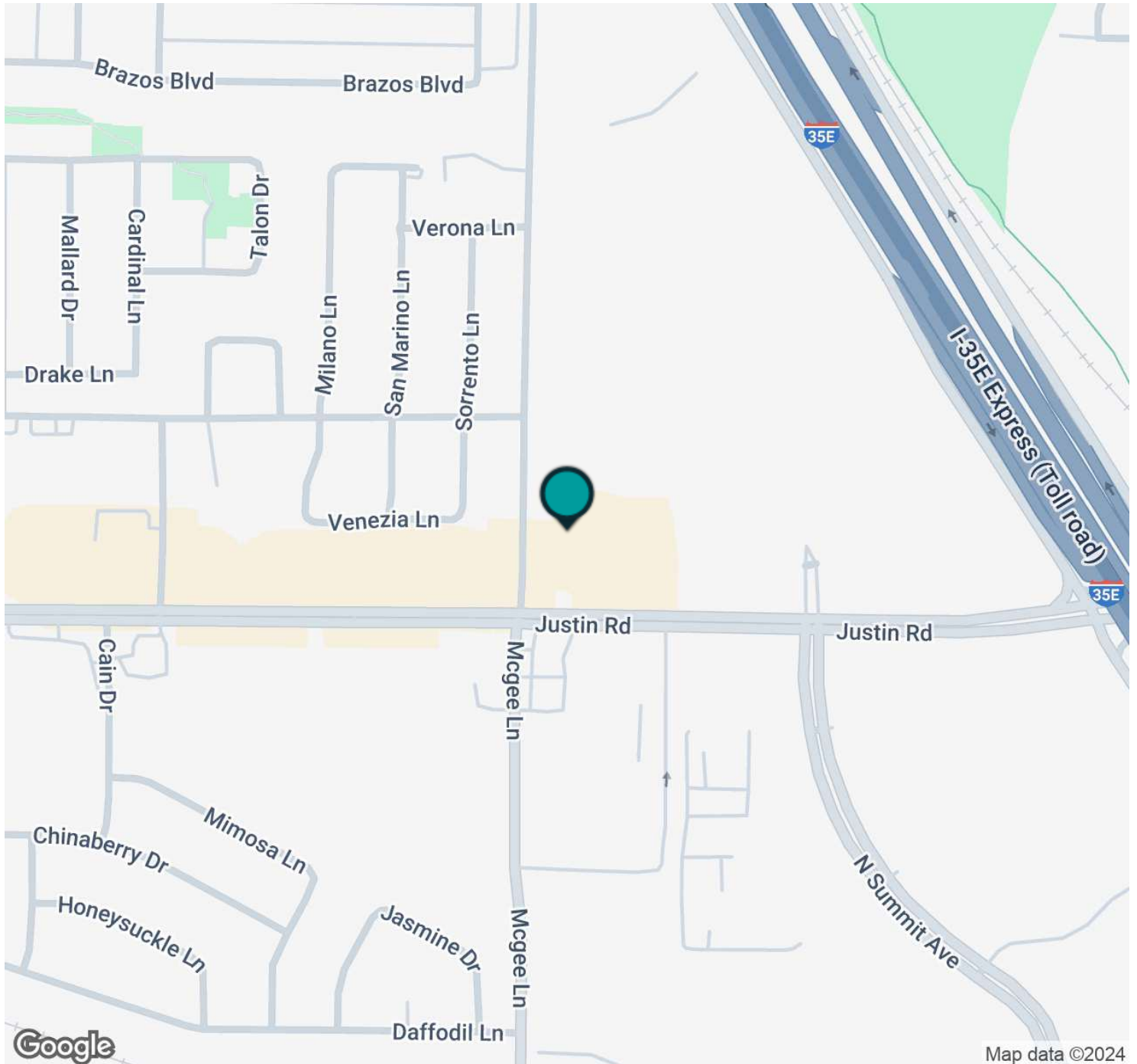


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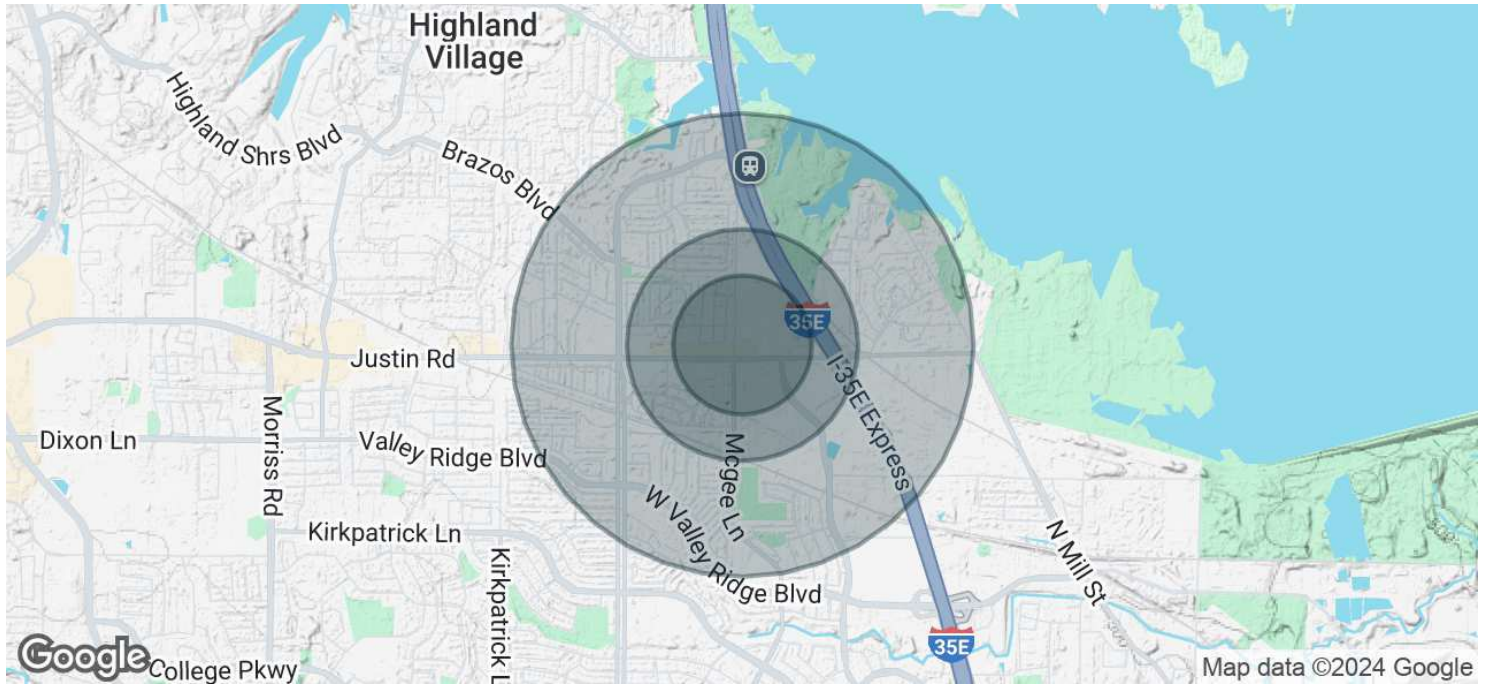


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	704	2,131	12,006
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	771	4,378
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$153,990	\$143,469	\$129,309
Average House Value	\$410,704	\$390,677	\$374,192

Demographics data derived from AlphaMap

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