

# MEDICAL VILLAGE AT FLOWER MOUND

4921 Long Prairie Rd  
Flower Mound, TX 75028

Outpatient Medical For Lease



Leasing Information:  
214.461.2371

**Nat Klein**      **Douglas Maclay**      **Elizabeth Madden**  
214.695.5786      214.461.2371      214.461.2366  
nklein@lpc.com      dmaclay@lpc.com      emadden@lpc.com

## Lincoln

8140 Walnut Hill Lane  
Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

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## Outpatient Medical For Lease

3,696 SF



### Property Overview

Medical Village at Flower Mound is a single story outpatient medical building totaling 17,900 SF in Flower Mound, TX. Located near THR – Flower Mound Hospital, this building features easy patient and physician ingress/egress via Long Prairie Road (20,280 VPD). The available space is second generation offering a tenant finish allowance available.

### Property Highlights

- Superior location-great location directly off Long Prairie Rd (20,280 VPD)
- Building signage available
- Ample Parking
- Close retail amenities
- Easy patient access
- Tenant finish allowance available

### Availabilities

Suite 115

3,696 SF

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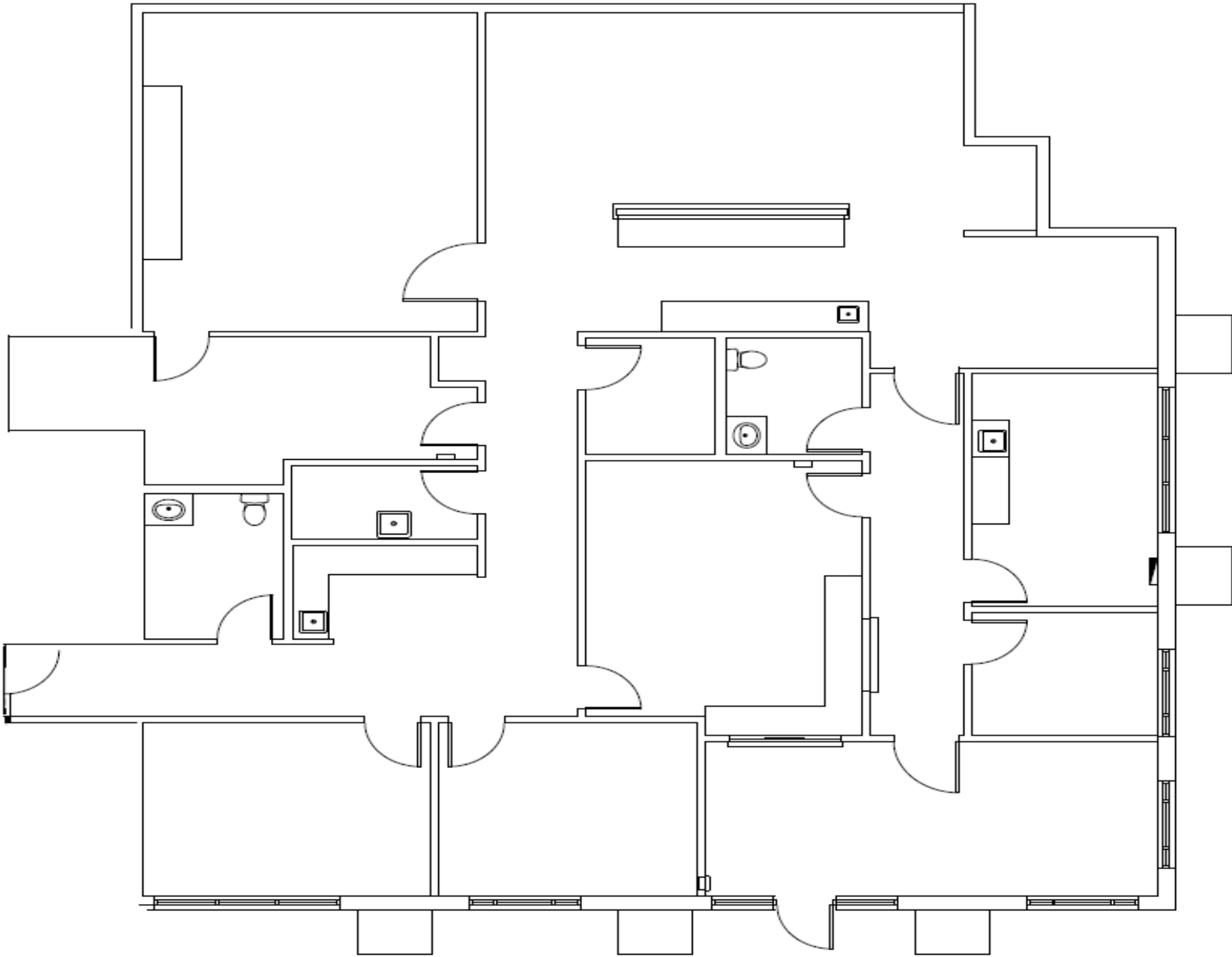
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Suite 115

3,696 SF



**Suite**

Suite 115

**Size**

3,696 SF

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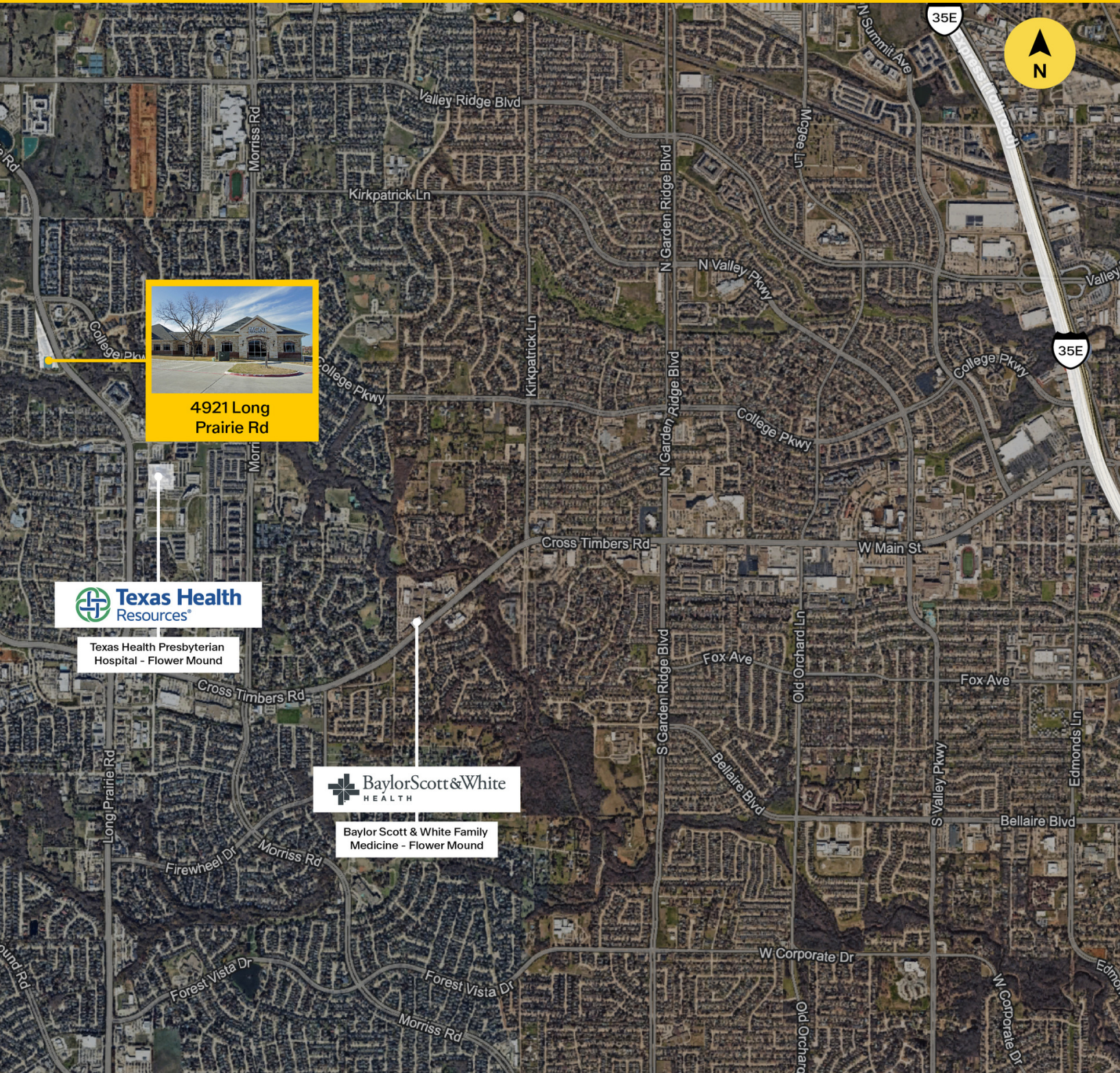
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## Nearby Amenities

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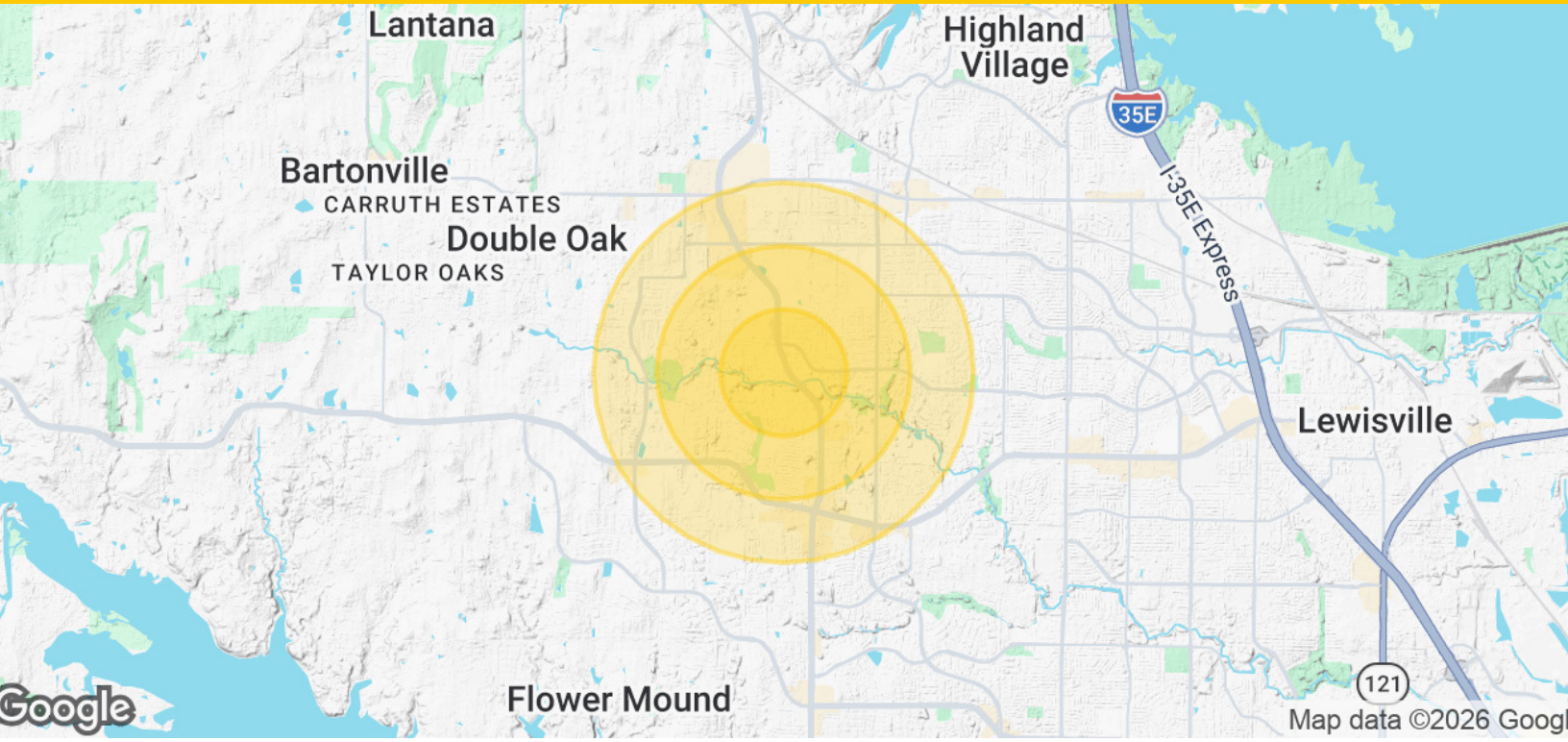
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# MEDICAL VILLAGE AT FLOWER MOUND

# Demographics Map & Report

4921 Long Prairie Rd | Flower Mound, TX 75028



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	2,640	9,449	21,809
Average Age	40.6	41.4	40.2
Average Age (Male)	38.1	39.5	38.8
Average Age (Female)	42.0	42.9	41.4
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	950	3,647	8,109
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$138,507	\$132,543	\$138,824
Average House Value	\$339,540	\$361,680	\$368,637

2020 American Community Survey (ACS)

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Healthpeak® | DOC  
LISTED  
NYSE

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