

# MEDICAL VILLAGE AT FLOWER MOUND

4921 Long Prairie Rd  
Flower Mound, TX 75028

Outpatient Medical For Lease



Leasing Information:  
214.461.2371

<b>Nat Klein</b>	<b>Douglas Maclay</b>	<b>Elizabeth Madden</b>
214.695.5786	214.461.2371	214.461.2366
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## Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

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





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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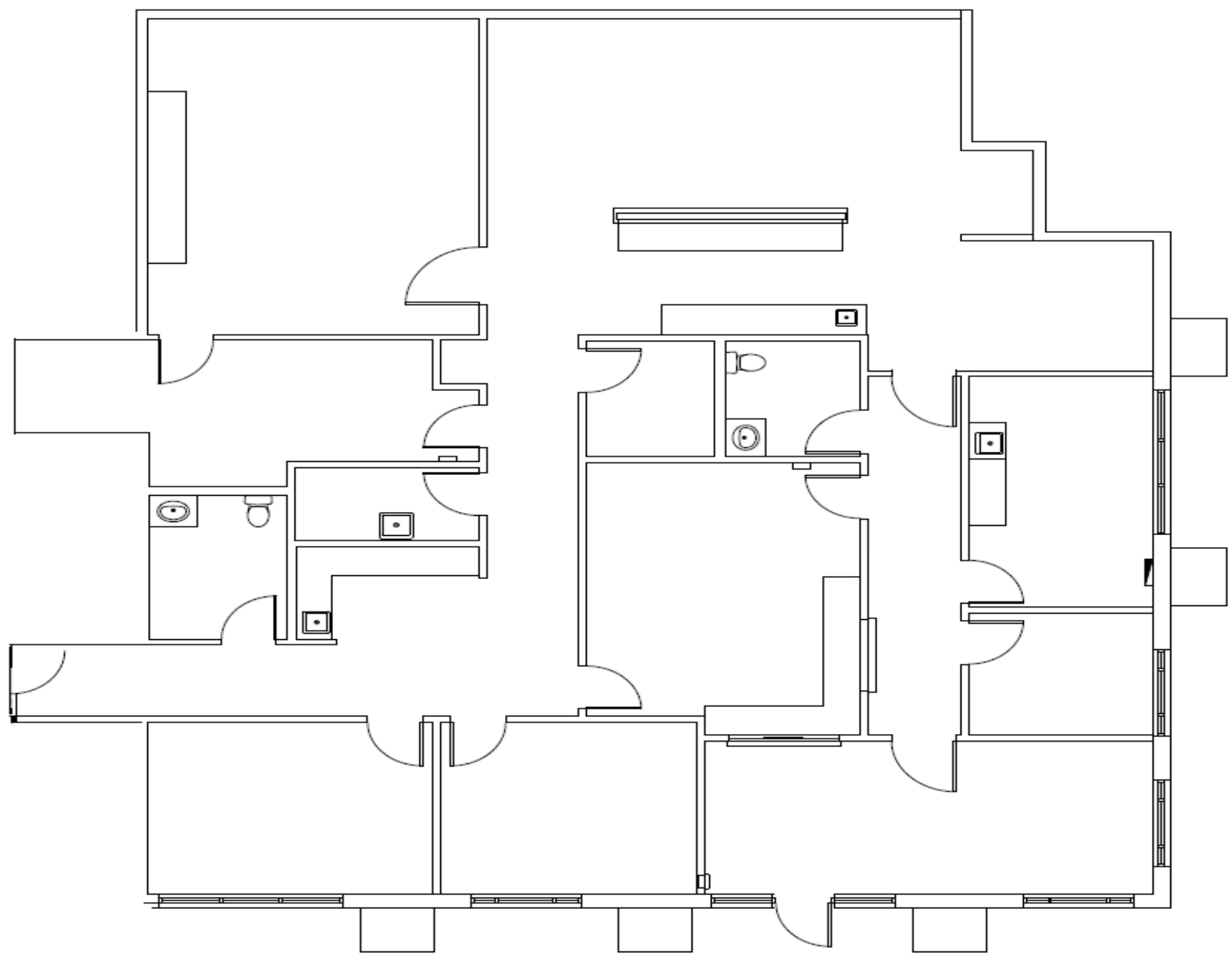
emadden@lpc.com

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Suite 115  
3,696 SF



Suite	Size
Suite 115	3,696 SF

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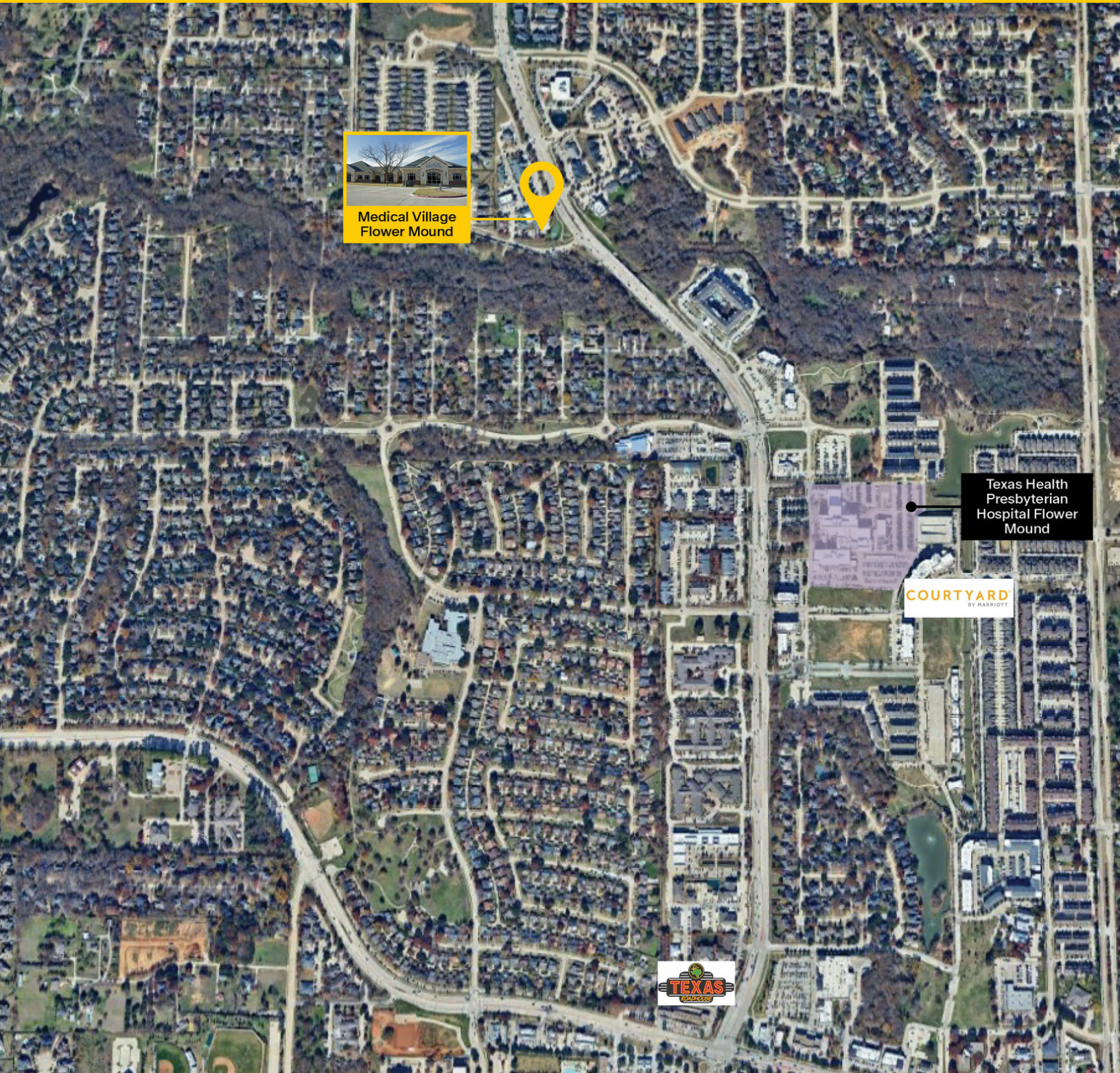
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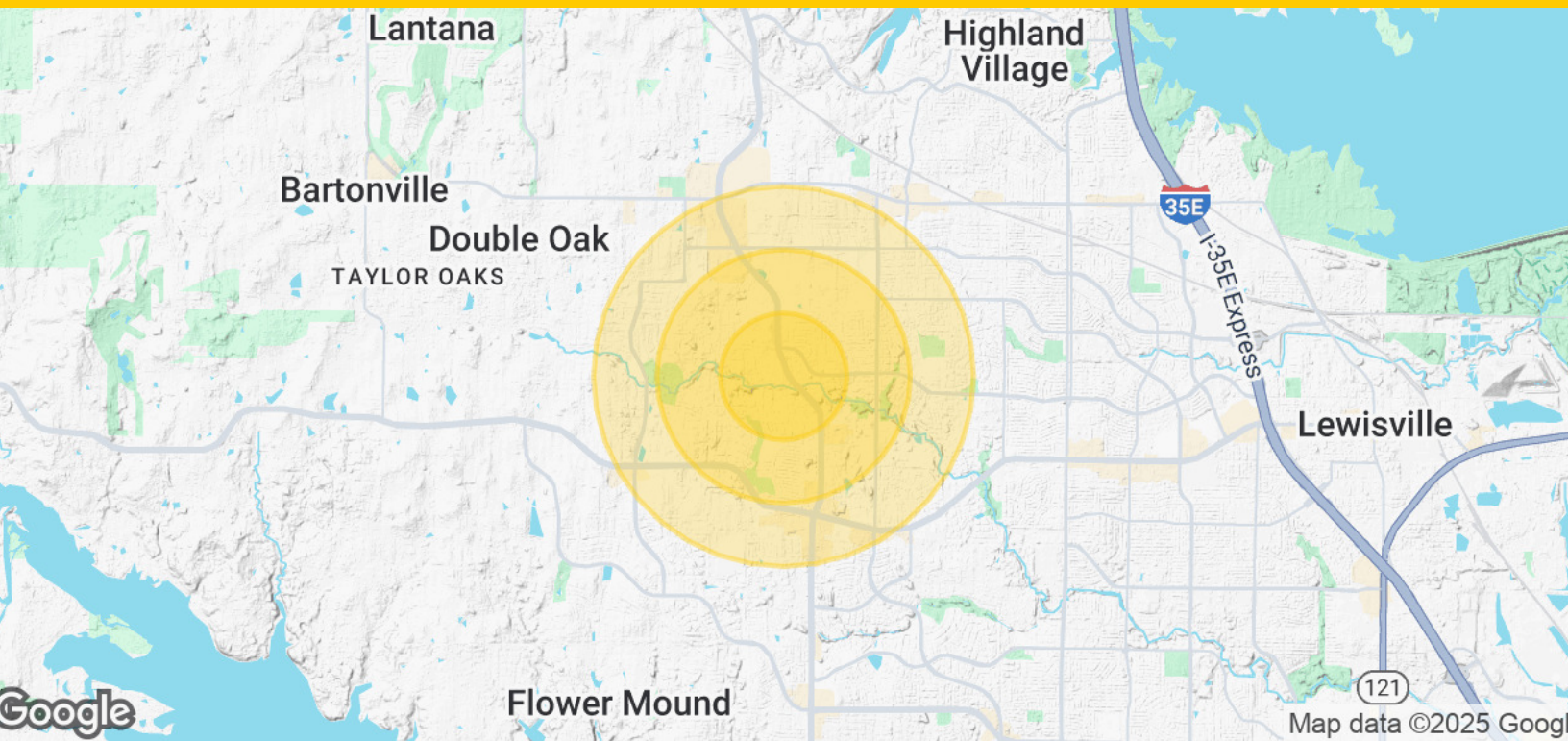
Nearby Amenities



<b>Nat Klein</b>	<b>Douglas Maclay</b>	<b>Elizabeth Madden</b>
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Population	0.5 Miles	1 Mile	1.5 Miles
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
Households & Income	0.5 Miles	1 Mile	1.5 Miles
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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