



## Retail / Office Lease Space



Retail strip center with large pylon signs visible to over 90,000 cars a day on I35. Busy corner strategically located in Lake Dallas between Denton and Highland Village. Owner is planning to upgrade the exterior of the building with tenant input.

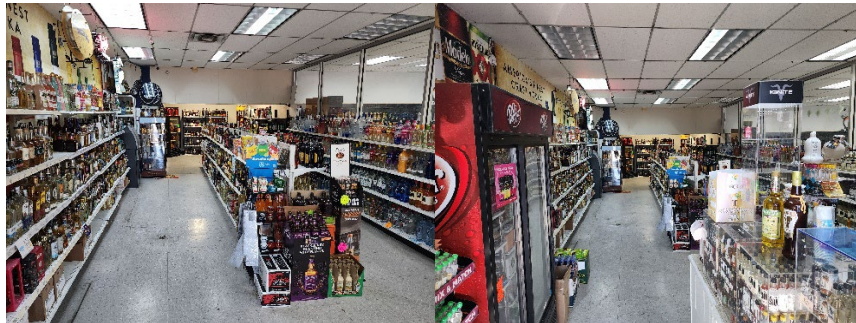
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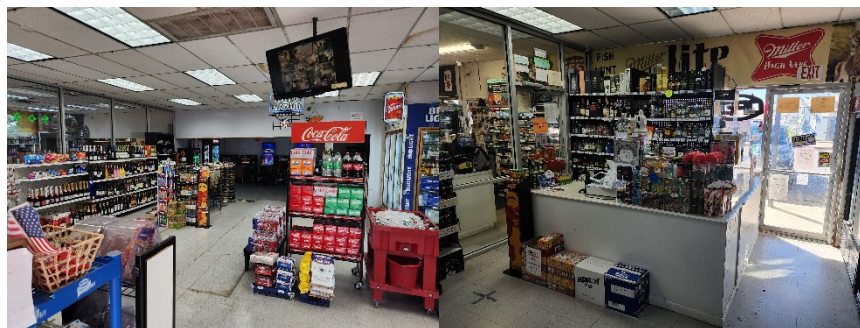
Suite 313: Approx. 1600 sf. End cap. Two offices and an open space with large windows. Fireplace in the back.  
Extra parking on the side.



Suite 309: Approx. 1000 sf, currently a liquor store but has grate potential for many retail uses.



Suite 307: Currently a convenience store. Business is available for sale, but the space has many potential retail uses. Space could be combined with suite 309 to have approx. 4000 sf.



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