

**RETAIL/OFFICE
SPACE FOR LEASE**



The Village at Colleyville
16 Village Lane, Colleyville, TX 76034



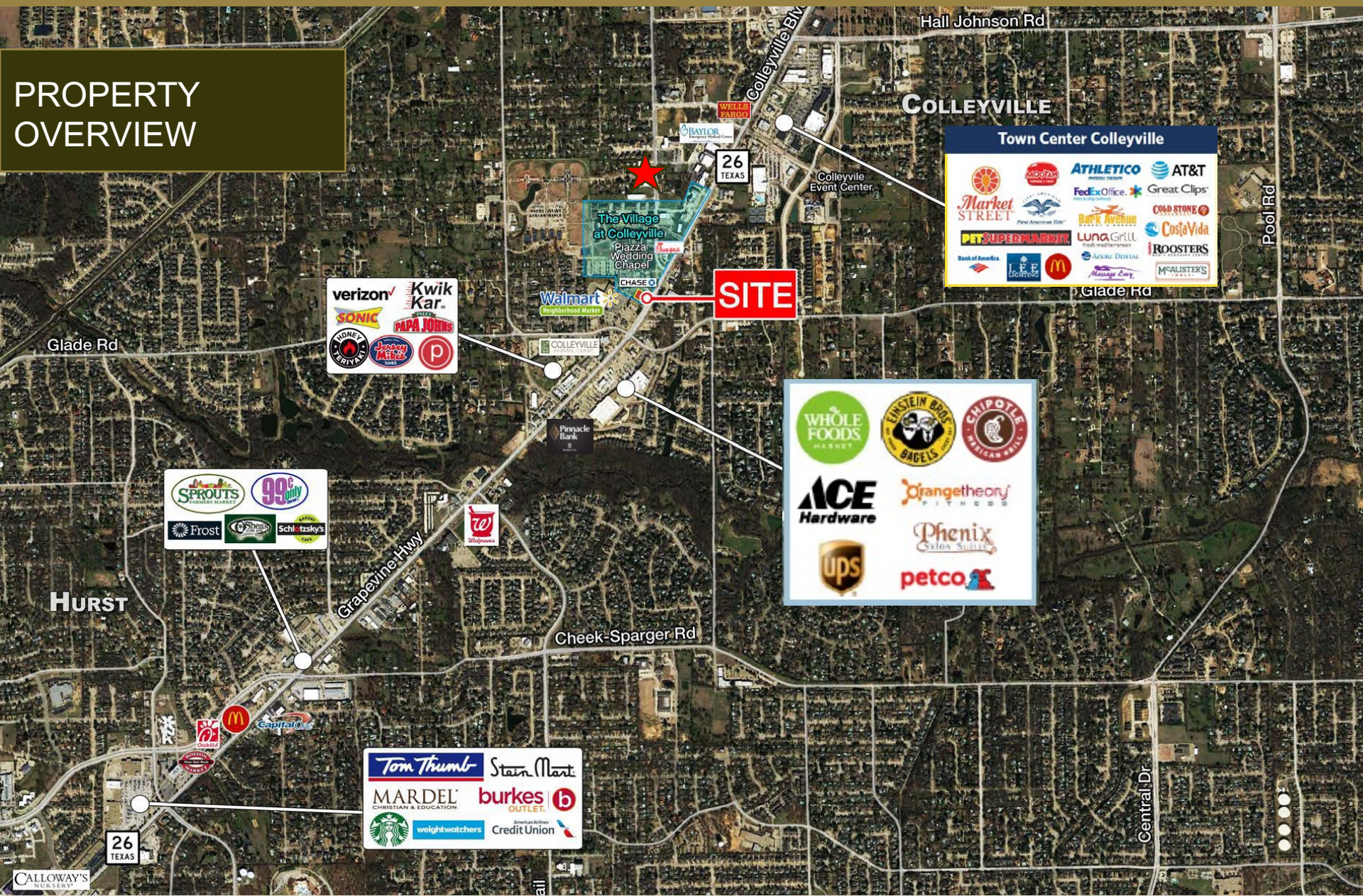
PROPERTY HIGHLIGHTS

- 16 Village Lane offers high-profile specialty retail space in the heart of one of D-FW's most affluent submarkets. Benefit from the access and visibility from Colleyville's No. 1 thoroughfare and strong co-tenancy that drives traffic.
- Within walking distance to high end shops, dining, Colleyville City Hall, bank, grocer, Life Time Fitness, Starbucks and Market Street!
- The retail building has fantastic exposure and an unrivaled presence on Colleyville Blvd. (Hwy 26) serving 44,068 vehicles each day
- Former Lash Lounge. Great retail space for Med Spa, Hair Salon, Beauty Services, and Boutique Retail!

PROPERTY HIGHLIGHTS	
Address	16 VILLAGE LANE COLLEYVILLE, TX 76034
Suite For Lease	Suite 180 (1,465 RSF) Suite 220 (1,188 RSF) Suite 250A (1405 RSF)
Year Built	2003
Zoning	Commercial Retail Zoning
Building Size	11,922SF
Great Location	The retail building has superb visibility and an unrivaled presence on the Highway 26/Colleyville Highway - the City's Major Thoroughfare
Rent Rate	\$18.00 - \$22.00 per SF plus NNN
Site Highlights	<ul style="list-style-type: none"> • Heavy Foot Traffic • Lots of Natural Light • Located in the Heart of Colleyville • Easy Ingress/Egress to Major Roads • 44,068 VPD
Excellent Demographics	Primed to serve Colleyville's affluent, rapidly growing community with households within one mile radius boasting an average income of \$173,936/year
Parking	Plenty Surface Parking Spaces



PROPERTY OVERVIEW



Town Center Colleyville

- Market STREET
- PET SUPERMARKET
- Bank of America
- AT&T
- FedEx Office
- Great Clips
- ATHLETICO
- Costa Vida
- ROOSTERS
- McAlister's Deli
- McDonald's
- Agave Dental
- Massage Envy
- Bluebonnet
- First American Title
- Luna Grill
- Bank of America

- verizon
- Kwik Kar
- SONIC
- PAPA JOHN'S
- HONEY BIRYANI
- Joey Mikes
- P

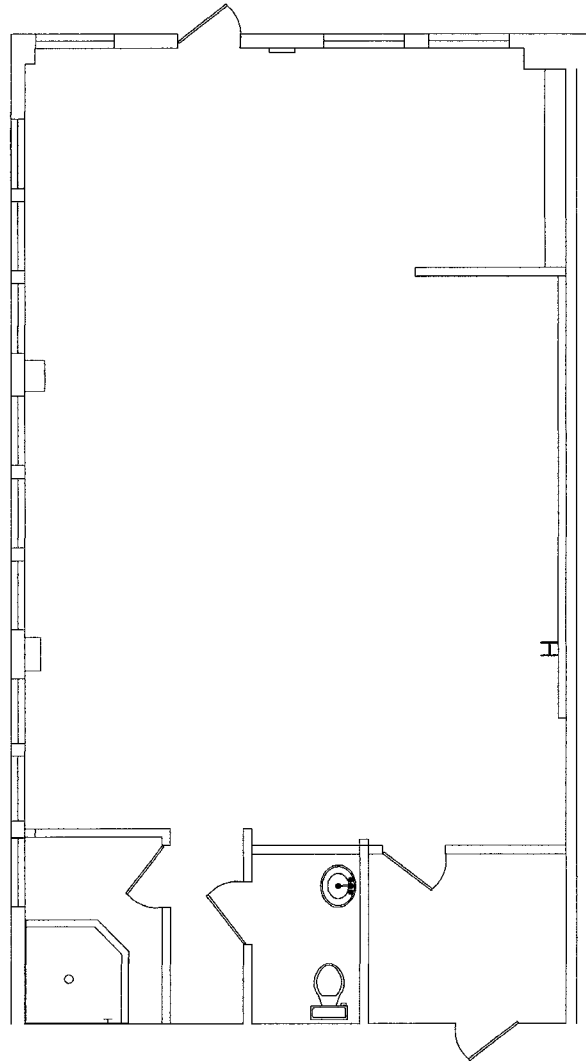
- WHOLE FOODS MARKET
- ACE Hardware
- ups
- EINSTEIN BROS. BAGELS
- CHIPOTE MEXICAN BOWL
- Orangetheory FITNESS
- Phenix Salon Studio
- petco

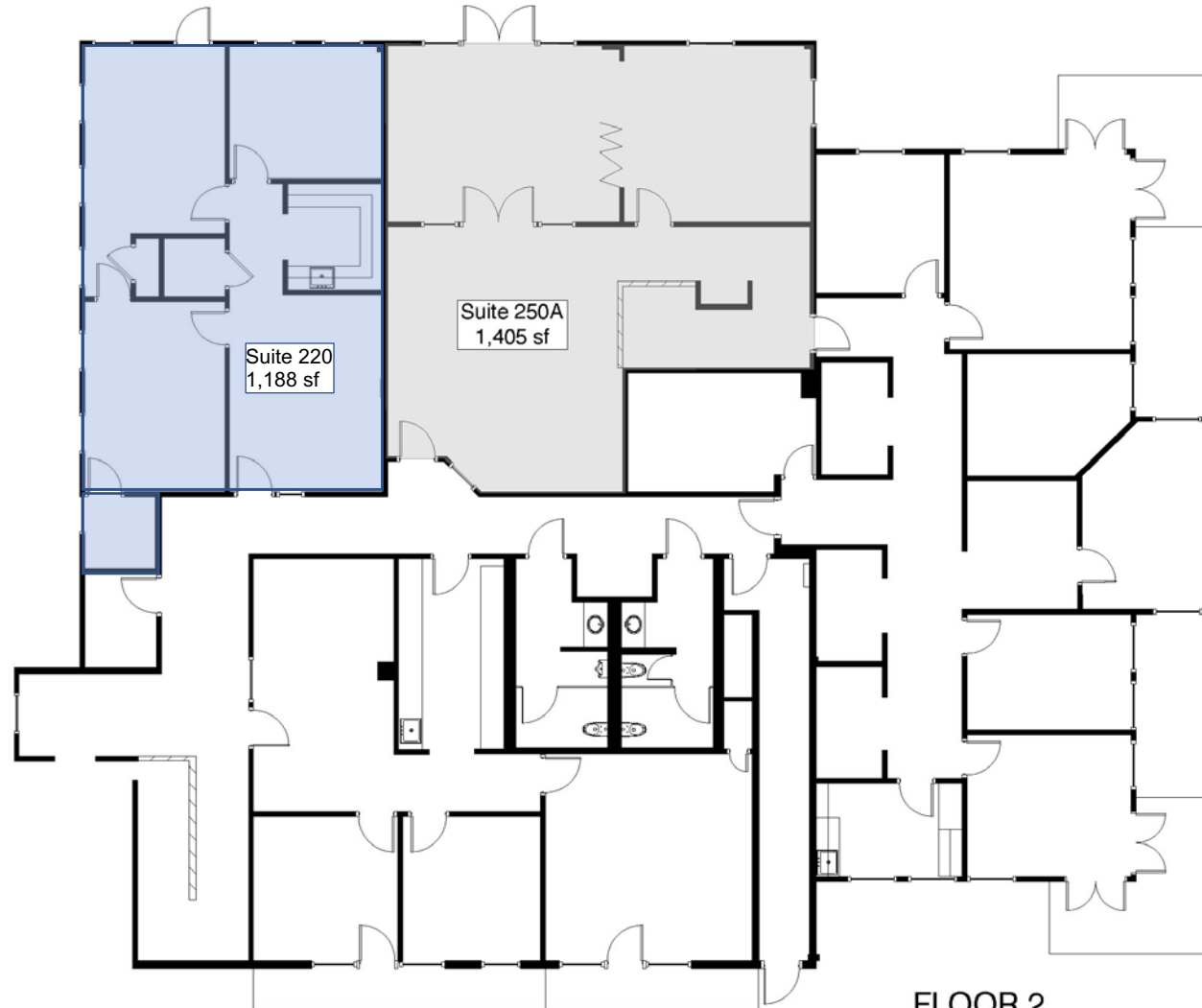
- SPROUTS FARMER MARKET
- 99c ONLY
- Frost
- Schlotzsky's

- Tom Thumb
- Stain Mart
- MARDEL CHRISTIAN & EDUCATION
- burkes OUTLET
- Starbucks
- weightwatchers
- Credit Union



FLOOR PLANS





FLOOR 2
SCALE: 3/32" = 1'-0"



INTERIOR
PHOTOS



INTERIOR PHOTOS





INTERIOR
PHOTOS



CONTACT INFORMATION

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