



**LEASE**

## Lantana Retail

**7160 JUSTIN ROAD**

Lantana, TX 76226

**PRESENTED BY:**

**BRAD TYNDALL**

Phone: 940.381.2220

brad.tyndall@svn.com

**BRYSON HUDGENS**

Phone: 940.381.2220

bryson.hudgens@svn.com

## PROPERTY SUMMARY



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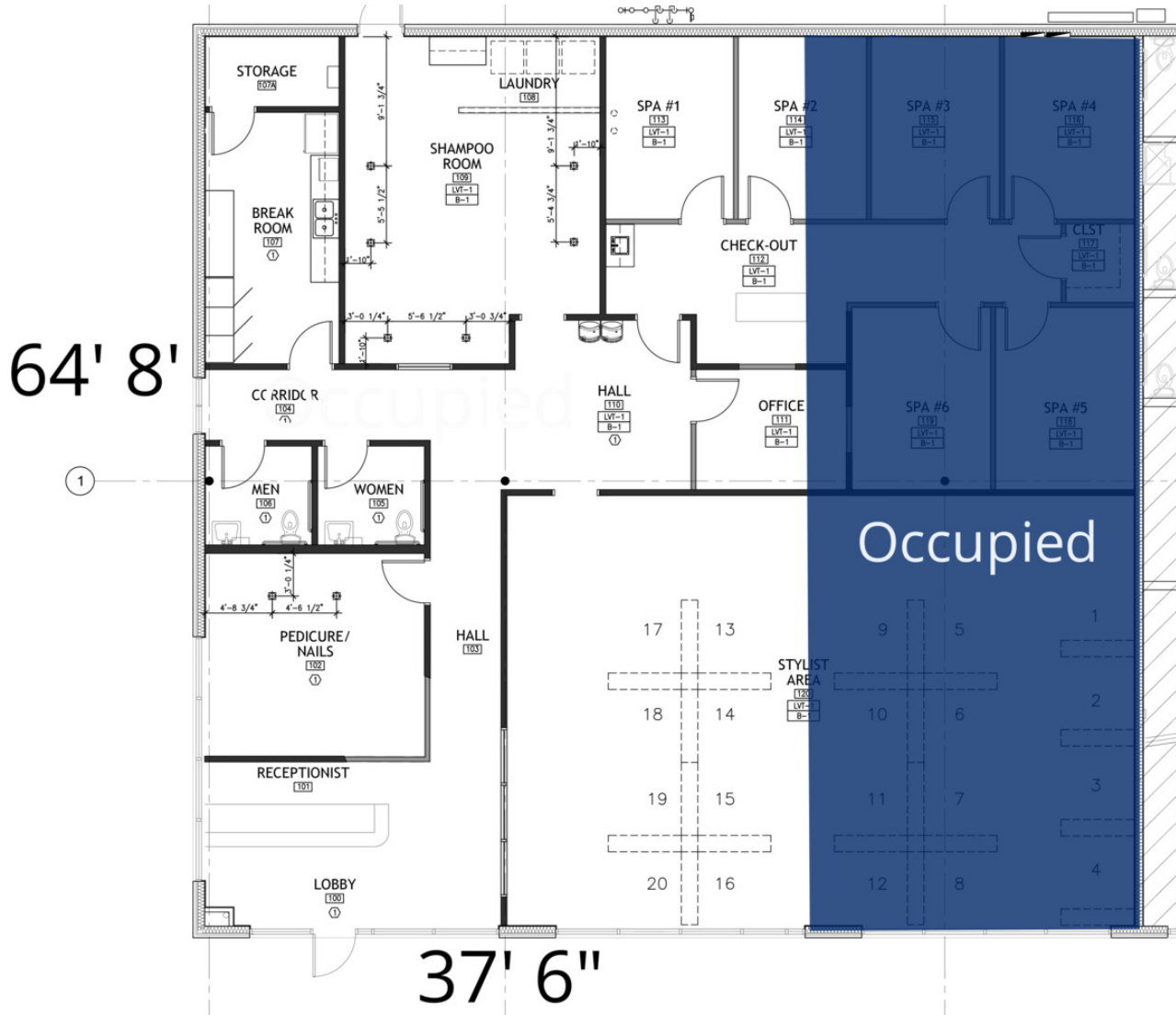
## PROPERTY DESCRIPTION

Now leasing a premier 2,420 SF restaurant opportunity at 7160 Justin Rd, perfectly positioned in the heart of the high-growth Lantana market. This highly visible space is a rare "plug-and-play" find for fast-casual or quick-serve operators, featuring both a dedicated drive-thru and an existing grease trap to significantly streamline your build-out. Situated along the high-traffic FM 407 corridor, the site benefits from exceptional visibility and easy access, capturing the heavy daily-needs traffic of the surrounding affluent residential communities. With a location backed by strong demographics, this endcap offers the ideal footprint for a brand looking to thrive in one of the area's most sought-after retail pockets.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$31 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	2,420 SF
<b>BUILDING SIZE:</b>	10,384 SF

**PLANS**



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/2023	BRAD TYNDALL
2	REVISION	11/15/2023	BRAD TYNDALL
3	REVISION	11/15/2023	BRAD TYNDALL
4	REVISION	11/15/2023	BRAD TYNDALL
5	REVISION	11/15/2023	BRAD TYNDALL
6	REVISION	11/15/2023	BRAD TYNDALL
7	REVISION	11/15/2023	BRAD TYNDALL
8	REVISION	11/15/2023	BRAD TYNDALL
9	REVISION	11/15/2023	BRAD TYNDALL
10	REVISION	11/15/2023	BRAD TYNDALL
11	REVISION	11/15/2023	BRAD TYNDALL
12	REVISION	11/15/2023	BRAD TYNDALL
13	REVISION	11/15/2023	BRAD TYNDALL
14	REVISION	11/15/2023	BRAD TYNDALL
15	REVISION	11/15/2023	BRAD TYNDALL
16	REVISION	11/15/2023	BRAD TYNDALL
17	REVISION	11/15/2023	BRAD TYNDALL
18	REVISION	11/15/2023	BRAD TYNDALL
19	REVISION	11/15/2023	BRAD TYNDALL
20	REVISION	11/15/2023	BRAD TYNDALL
21	REVISION	11/15/2023	BRAD TYNDALL
22	REVISION	11/15/2023	BRAD TYNDALL
23	REVISION	11/15/2023	BRAD TYNDALL
24	REVISION	11/15/2023	BRAD TYNDALL
25	REVISION	11/15/2023	BRAD TYNDALL
26	REVISION	11/15/2023	BRAD TYNDALL
27	REVISION	11/15/2023	BRAD TYNDALL
28	REVISION	11/15/2023	BRAD TYNDALL
29	REVISION	11/15/2023	BRAD TYNDALL
30	REVISION	11/15/2023	BRAD TYNDALL
31	REVISION	11/15/2023	BRAD TYNDALL
32	REVISION	11/15/2023	BRAD TYNDALL
33	REVISION	11/15/2023	BRAD TYNDALL
34	REVISION	11/15/2023	BRAD TYNDALL
35	REVISION	11/15/2023	BRAD TYNDALL
36	REVISION	11/15/2023	BRAD TYNDALL
37	REVISION	11/15/2023	BRAD TYNDALL
38	REVISION	11/15/2023	BRAD TYNDALL
39	REVISION	11/15/2023	BRAD TYNDALL
40	REVISION	11/15/2023	BRAD TYNDALL
41	REVISION	11/15/2023	BRAD TYNDALL
42	REVISION	11/15/2023	BRAD TYNDALL
43	REVISION	11/15/2023	BRAD TYNDALL
44	REVISION	11/15/2023	BRAD TYNDALL
45	REVISION	11/15/2023	BRAD TYNDALL
46	REVISION	11/15/2023	BRAD TYNDALL
47	REVISION	11/15/2023	BRAD TYNDALL
48	REVISION	11/15/2023	BRAD TYNDALL
49	REVISION	11/15/2023	BRAD TYNDALL
50	REVISION	11/15/2023	BRAD TYNDALL

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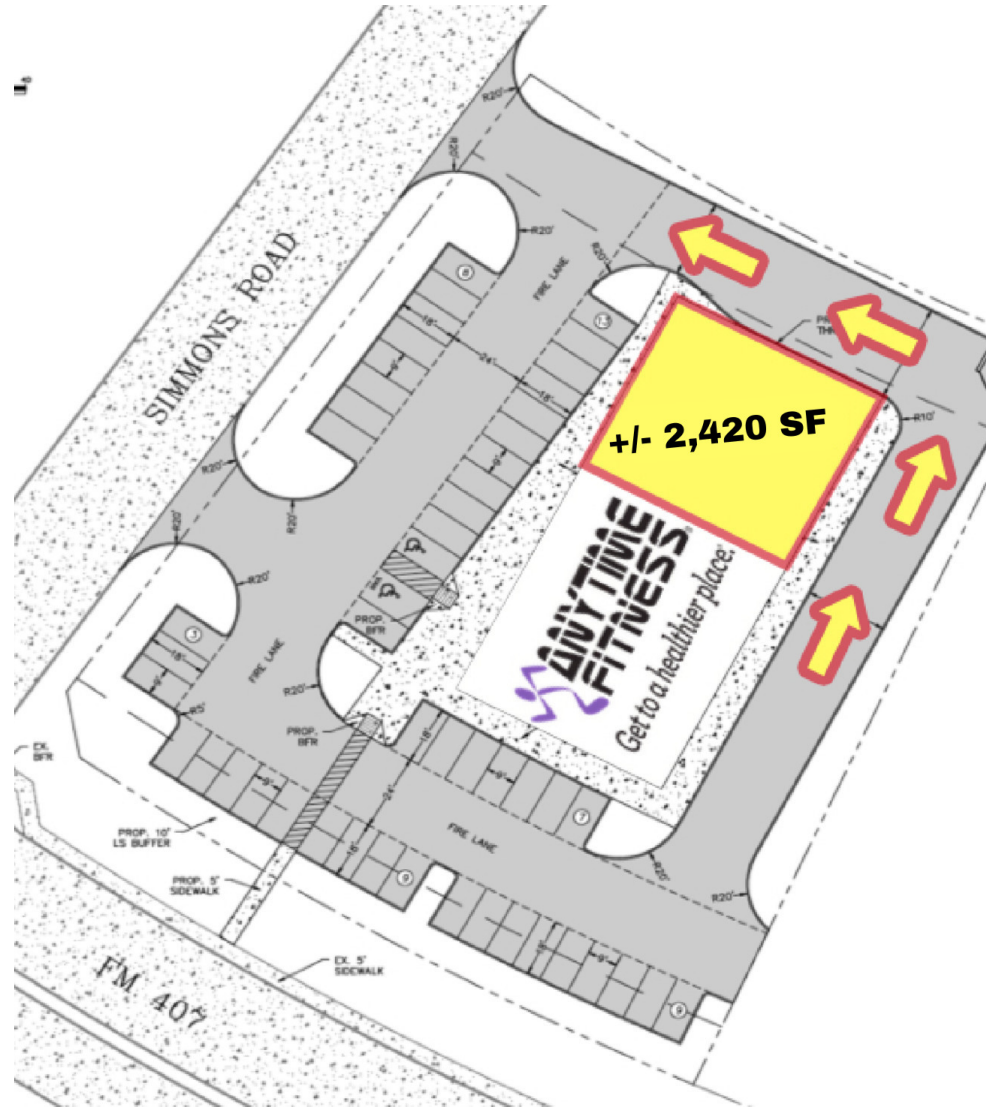
## ADDITIONAL PHOTOS



**BRAD TYNDALL**  
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# DRIVE THROUGH



**BRAD TYNDALL**  
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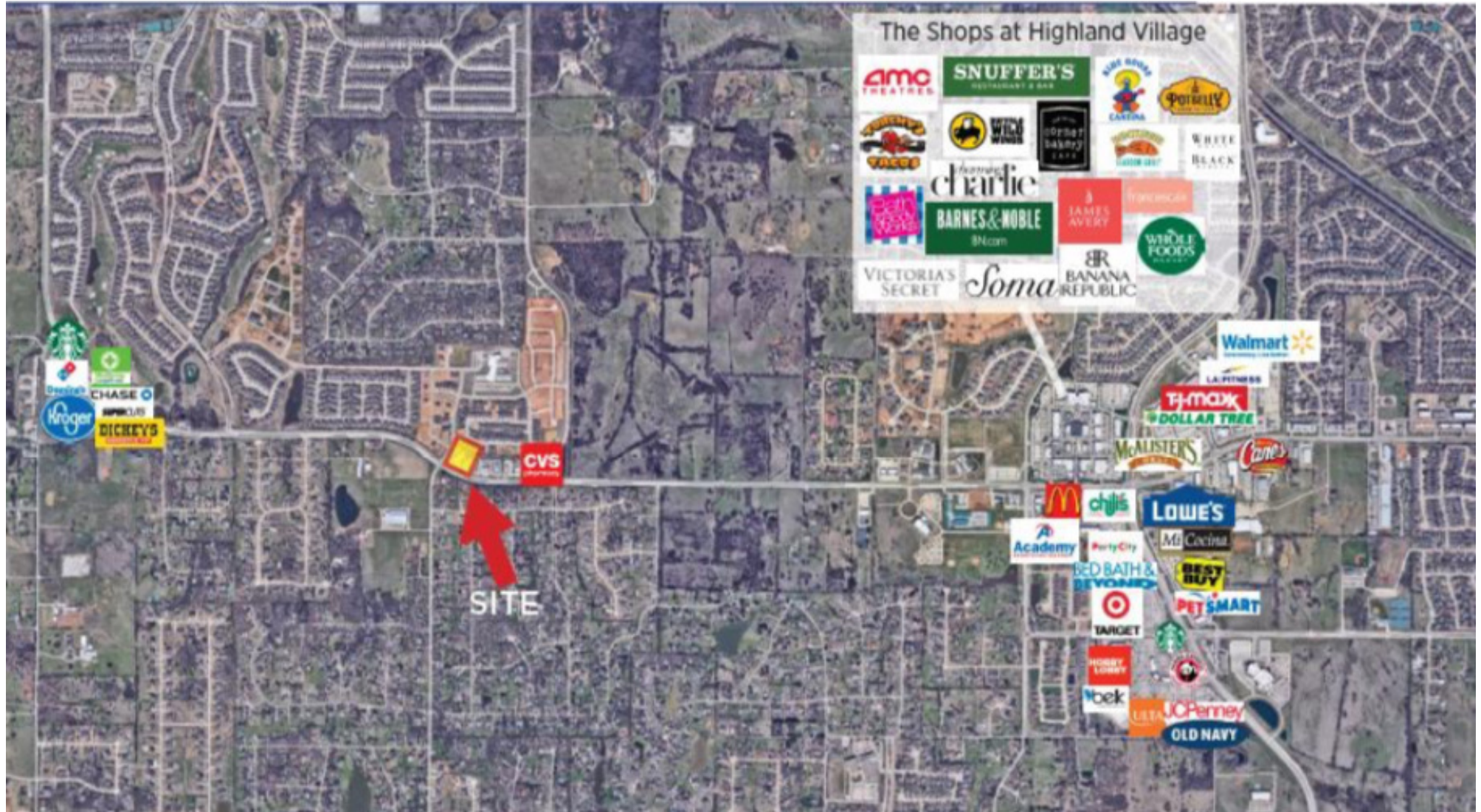
# LOCAL RETAIL MAP



**BRAD TYNDALL**  
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

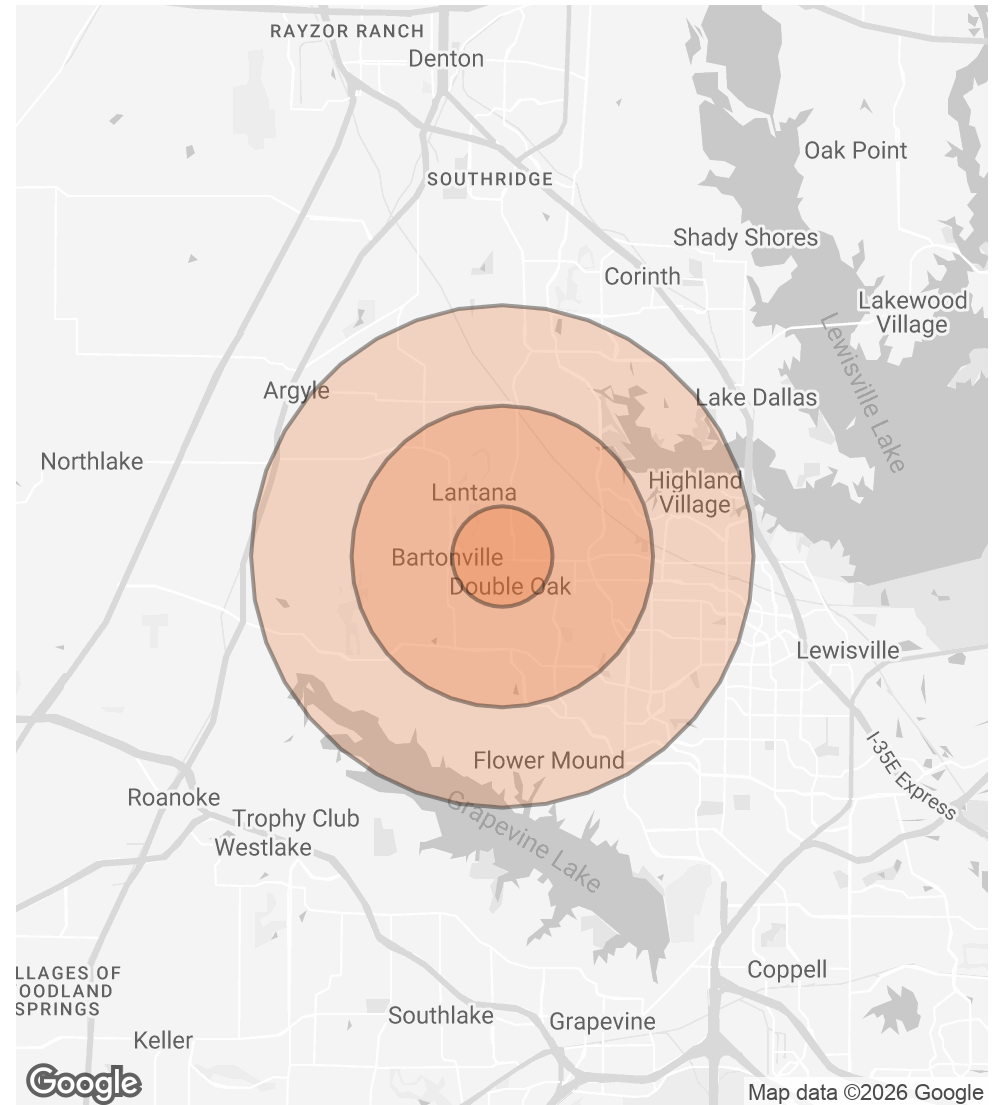
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,763	46,251	125,833
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	40	40	39
<b>AVERAGE AGE (FEMALE)</b>	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,825	15,011	42,604
<b># OF PERSONS PER HH</b>	3.2	3.1	3
<b>AVERAGE HH INCOME</b>	\$249,226	\$230,626	\$196,429
<b>AVERAGE HOUSE VALUE</b>	\$693,980	\$698,817	\$599,375

2020 American Community Survey (ACS)



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**SVN**  
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. A large, stylized logo is overlaid on the image, consisting of three vertical bars of increasing height on the left, followed by the letters 'SVN' in a bold, white, sans-serif font. Below the logo, the words 'VERUS COMMERCIAL' are written in a smaller, white, sans-serif font. The background shows a mix of urban architecture and lush green trees under a clear sky.