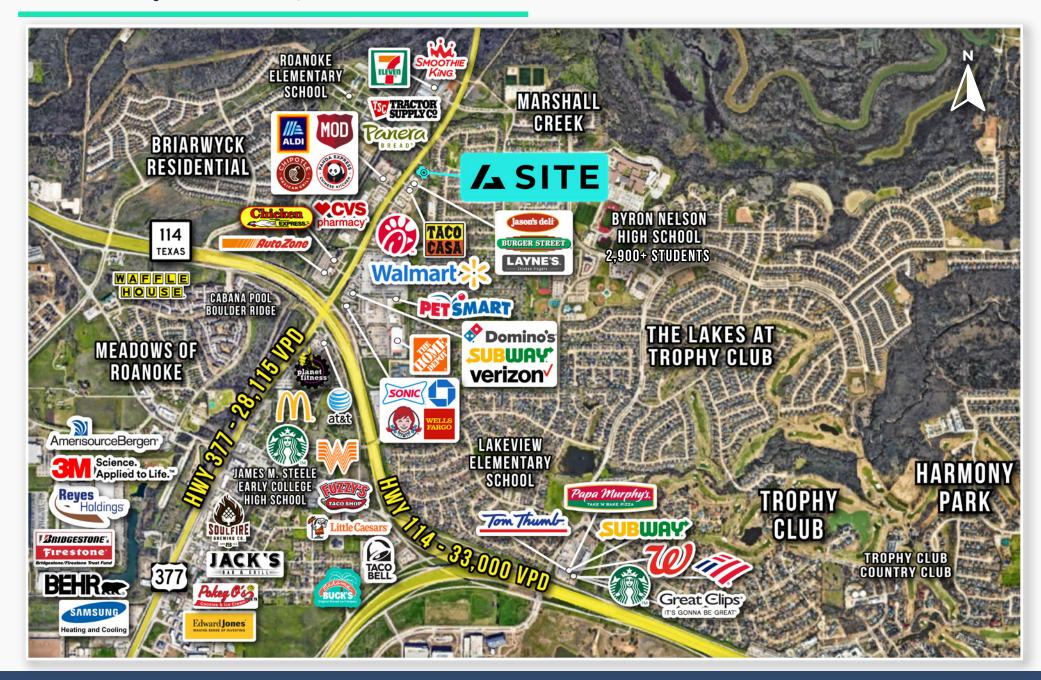


## Roanoke, TX | Retail Center



#### **Macro Aerial**



### **Summary**

• Lease Rate: Call for Pricing

• Building Size: 10,212 SF

• Available For Lease: 1,200-7,218 SF

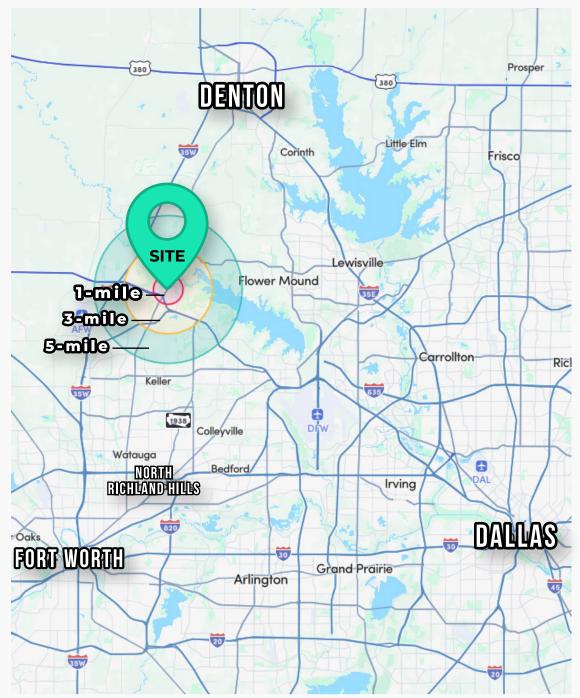
· Co-Tenants: MB2 Dental

# **Property Overview**

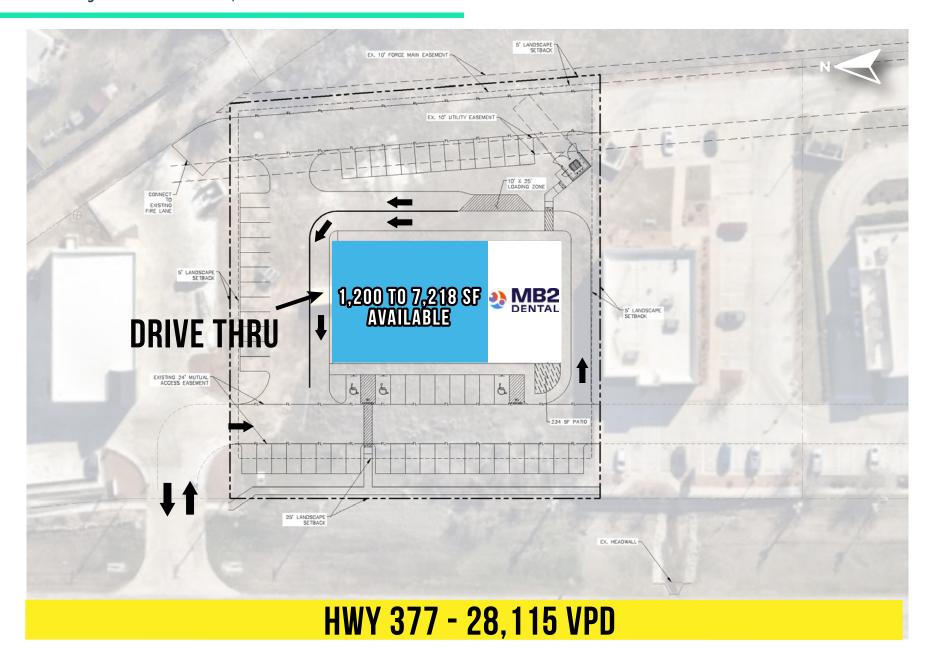
- Drive thru with frontage visibility to Hwy 377 (28,000 VPD)
- Strong retail corridor with limited inventory among a host of national brands
- Red hot suburb showing over 20% growth within 3 miles
- Strong, affluent AHHI in 3 mile radius exceeding \$150k+ with growing residential development

## **Demographics**

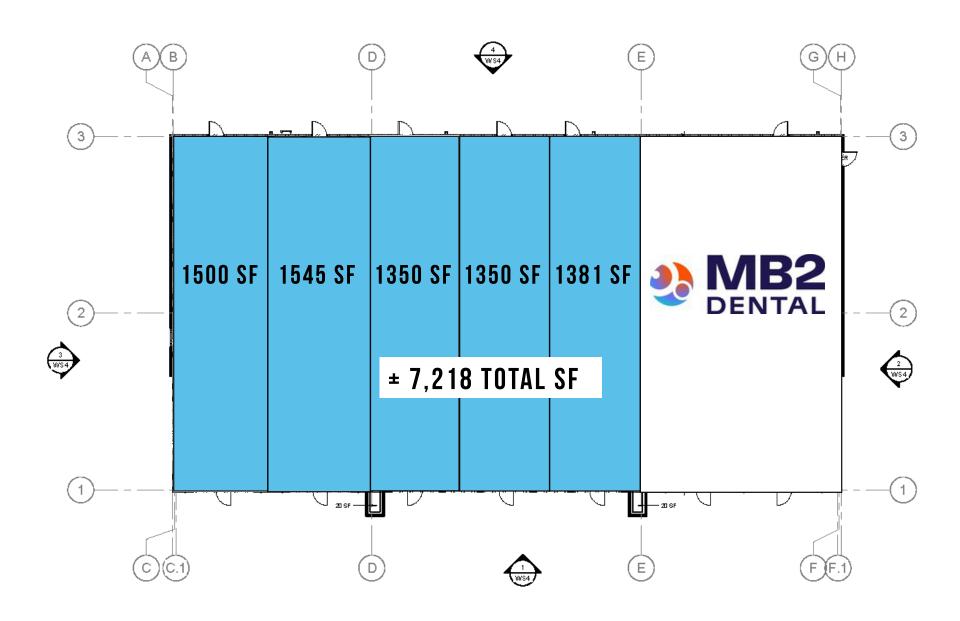
2025 Deputation		
2025 Population		
8,122	29,046	77,193
1 Mile	3 Mile	5 Mile
2029 Projected Growth ('25-'29)		
20.33%	20.51%	15.83%
1 Mile	3 Mile	5 Mile
Avg. Household Income		
\$133,394	\$159,141	\$158,832
1 Mile	3 Mile	5 Mile



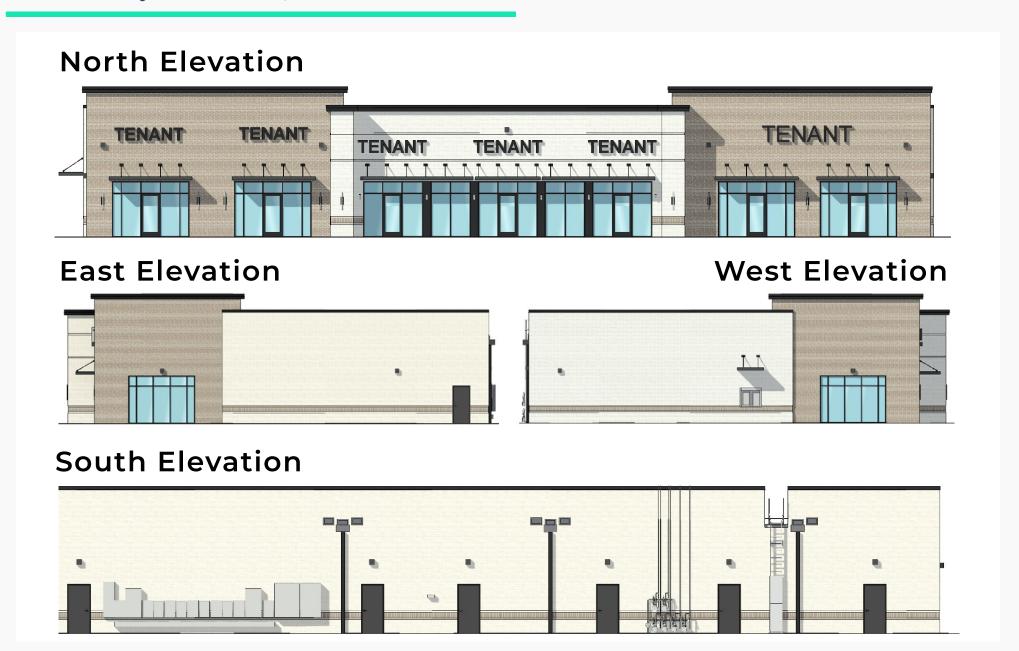
### Site Plan



### Floor Plan



# Renderings



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