

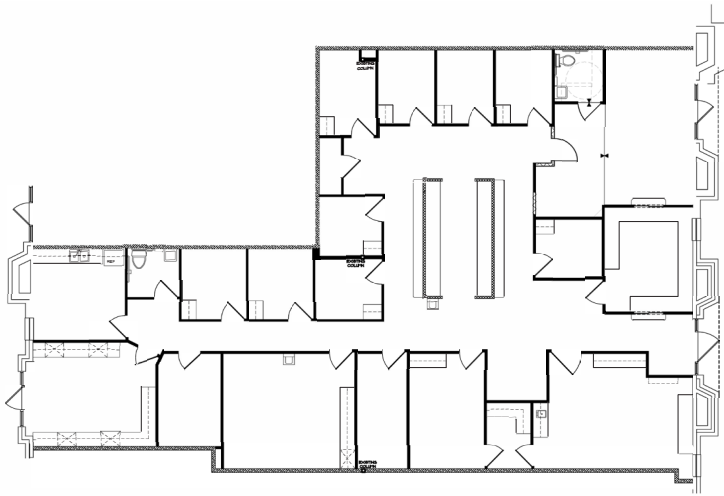
# 4421 LONG PRAIRIE RD

FLOWER MOUND, TX 75028

MEDICAL SPACE | FOR SUBLEASE



## SUITE 200 & 300 - 4,202 RSF AVAILABLE



## PROPERTY HIGHLIGHTS

- 4,202 SF office building
- Built in March 2015
- Off Long Prairie Rd & across from THR's Flower Mound Hospital
- Great visibility & easy access
- Building frontage parking available
- Located within excellent medical community
- Perfect space for a medical, dental or weight loss clinic
- Interior recently renovated and move-in ready

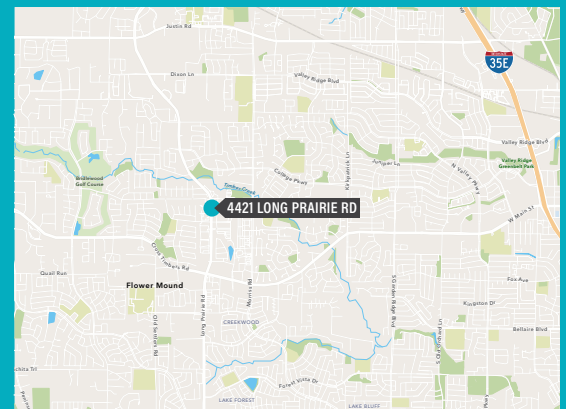
## AREA DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
<b>2023 Population</b>	49,298	187,208	535,927
<b>2028 Population</b>	52,354	199,012	567,201
<b>Growth 2023- 2028</b>	1.2%	1.3%	1.2%
<b>2023 Households</b>	16,745	65,544	193,733
<b>2023 Median HH Income</b>	\$133,706	\$107,625	\$110,684
<b>2023 Average HH Income</b>	\$158,202	\$134,382	\$138,772

Contact

COHEN HOWARD  
214.446.4539  
cohen.howard@transwestern.com

BOB KRASS  
913.832.3113  
bob.krass@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

 TRANSWESTERN