

# LAKEPOINTE TOWNE CROSSING

LEWISVILLE, TX | NEC HEBRON PARKWAY AND I-35



- Strong national-credit anchor lineup including Super Target, Rainbow Shops, DICK'S Sporting Goods, and Absolute Recomp
- High-traffic, regional intersection | I-35 [187,485 VPD] & Hebron Parkway [45,226 VPD]
- Dense surrounding daytime population [244,330 within 5 miles]–[96,323 within 3 miles]

## AVAILABILITY:

1,200 SF – 7,611 SF CONTIGUOUS  
14,000 SF [FORMER POP SHELF]  
33,862 SF [FORMER JOANN]

NNN: \$4.50 PSF

## LEASE RATES:

PLEASE CALL FOR DETAILS

COMING SOON: THE VIBE  
HEALTHY BAR & LOUNGE,  
EIFFEL WAFFLE, RAINBOW

## LAKEPOINTE TOWNE CROSSING RETAILERS:



[COMING SOON]

[NOW OPEN]

## TRAFFIC COUNTS:

I-35: 187,485 VPD  
Hebron Parkway: 45,226 VPD

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	13,876	94,068	242,706
2025 Total Households	7,271	37,929	94,090
2025 Daytime Population	16,713	90,950	241,996
2025 Average HH Income	\$95,749	\$129,032	\$139,362
2025 Median HH Income	\$77,592	\$92,742	\$103,126

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TENANT	SF	UNIT
AVAILABLE	2,750	100
ASPEN DENTAL	3,750	100A
EFFEL WAFFLE	2,027	110
CRUMBL COOKIES	1,806	120
SPECTRUM	3,511	130
HOKKAIDO RAMEN & SUSHI	3,300	200
PANTHER CANNA	1,207	208
FLOCKA FADEZ BARBER SHOP	1,509	212
ACE DENTAL	1,360	216
LAKEPOINTE FAMILY MEDICINE	2,897	220
AVAILABLE	1,200	226
AVAILABLE	4,167	232
AVAILABLE	2,244	236
ACADEMY & DALLAS GOLF	2,567	242
AVAILABLE	1,200	250
AVAILABLE	5,525	260
AAA TEXAS	3,658	270
AVAILABLE	1,885	280
THE VIBE HEALTHY BAR & LOUNGE	2,485	290
AVAILABLE	14,000	300
STEADFAST FITNESS & PERFORMANCE	5,592	360
AVAILABLE	33,862	715
ABSOLUTE RECOMP	30,117	719
DICK'S SPORTING GOODS	49,224	723
RAINBOW SHOPS	15,000	735



LEASED BY: **THE retail CONNECTION**  
 MANAGED BY: **THE retail CONNECTION**  
CONNECTED MANAGEMENT SERVICES

**LAKEPOINTE TOWNE CROSSING** Hebron Pkwy & Lakepointe Dr.  
 Lewisville, TX  
 SITE PLAN 09.03.2024

**THE retail CONNECTION**

FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID LEVINSON**  
 214.572.8448  
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