

FORUM SHOPS OF DESOTO

DESOTO, TX | 921 West Belt Line Road

FOR LEASE



DESCRIPTION:

The Forum Shops of DeSoto is a Walmart Supercenter shadow anchored shopping center located in DeSoto, Texas. The center is located at the intersection of Belt Line Road and Whitewater Trail. Traffic counts in front of the center exceed 22,000 vehicles per day. Along with Walmart, the center is surrounded by many regional and national retailers including Walgreens, Aldi, Big Lots, CVS Pharmacy Tom Thumb and Dunkin Donuts.

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2023 Population	9,234	73,504	189,864
Households	3,014	25,815	66,248
Daytime Pop.	6,345	51,722	164,771
Avg. HH Income	\$102,550	\$102,359	\$91,216

AVAILABLE:

Ste. 100 – 1,500 SF
Ste. 119 – 1,500 SF (Former Fitness Studio)
Ste. 120 – 1,500 SF (Former CBD Shop)
Ste. 145 – 2,700 SF
Ste. 155 – 4,500 SF (Former Hair Salon)

RATE:

\$23 - \$28 PSF

NNN:

\$7.23 PSF (2024)

TRAFFIC COUNTS:

Belt Line Rd: 22,014 VPD
Westmoreland Rd: 7,019 VPD
(Kalibrate 2023)

PRIDE
COMMERCIAL PROPERTIES

MANUEL RAMON
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