



99

MAIN STREET  
COLLEYVILLE, TX 76034

VILLAGE AT  
COLLEYVILLE



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# Property Summary



## OFFERING SUMMARY

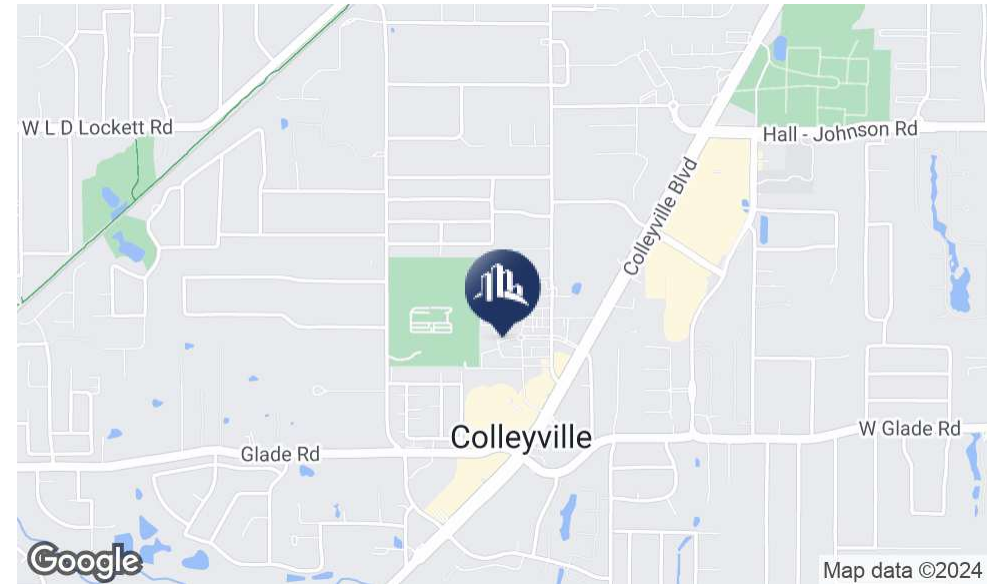
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,631 SF (First Floor)
Total Building Size:	15,903
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Year Built:	2004

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,986	29,663	96,121
Total Population	5,402	78,647	254,568
Average HH Income	\$209,633	\$183,395	\$154,415

## PROPERTY HIGHLIGHTS

- 2,631 SF of luxury retail/office space available
- Prime leasing location in Village at Colleyville
- High visibility and easy access for customers and employees
- Ample natural light throughout the spacious interior
- Open floor plans to fit various business needs
- Prominent signage opportunities for enhanced business visibility
- Underground parking garage for convenience and accessibility
- Professional and well-maintained building exterior and landscaping
- ADA-compliant facilities for enhanced accessibility
- Proximity to major transportation routes for commuter convenience
- Nearby amenities and services to support business operations
- Competitive leasing terms for favorable business economics

# Location Summary



## LOCATION DESCRIPTION

Nestled in the vibrant community of Colleyville, this premier location offers a dynamic blend of business and leisure opportunities. The area is renowned for its upscale shopping and dining experiences, featuring a variety of boutique shops, specialty stores, and exquisite culinary offerings. Additionally, professionals will appreciate the close proximity to essential amenities, including banks, post offices, and fitness centers, providing convenient support for both business and personal needs. With scenic parks and recreational facilities nearby, the area provides an inviting backdrop for work-life balance, creating an ideal environment for office tenants seeking a harmonious blend of productivity and relaxation.

## LOCATION HIGHLIGHTS

- Centrally located between Dallas and Fort Worth
- Convenient access to SH 121, Hwy 114, Hwy 26, and Interstate 820
- Affluent community with a high median household income
- Presence of high-end shopping centers and gourmet dining options
- Numerous parks, golf courses, and recreational amenities
- 12 minutes from DFW International Airport
- Supportive local government



# Retailer Map





# Floor Plans

