

RETAIL SPACE FOR LEASE!

SHOPS OF WINTERGREEN II

1314 W Wintergreen Rd. Desoto, TX 75115



FOR PRE-LEASING INQUIRIES, PLEASE CONTACT



cedarcreekurban.com



Ashley Tran



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ELEVATE YOUR BUSINESS WITH OUR PRIME LOCATION!

Unlock your business potential with exclusive pre-leasing opportunities for a prime commercial property offering visibility, accessibility, and modern customizable spaces for various business types. Benefit from high traffic, ample parking, and proximity to highways in a vibrant area. Secure your spot now for business success!



Building Highlights

- Wintergreen Rd. & Cockrell Hill Rd. Intersection
 - Retail/ Service Building
- 2.23 Acres Desoto, TX 75115
 - 19,000 Lot Sq. Ft
- 138 Parking Space, Drive-Thru Either End Cap With/ Without Patio
 - 6 Accessible Space
 - 1593 Sq. Ft Patio

Demographics (5 Mile Radius)

- Population: **216,251**
- Households: **76,050**
 - Median Age: 36
- Median HH Income: **\$65,291**
- Daytime Employees **193,199**



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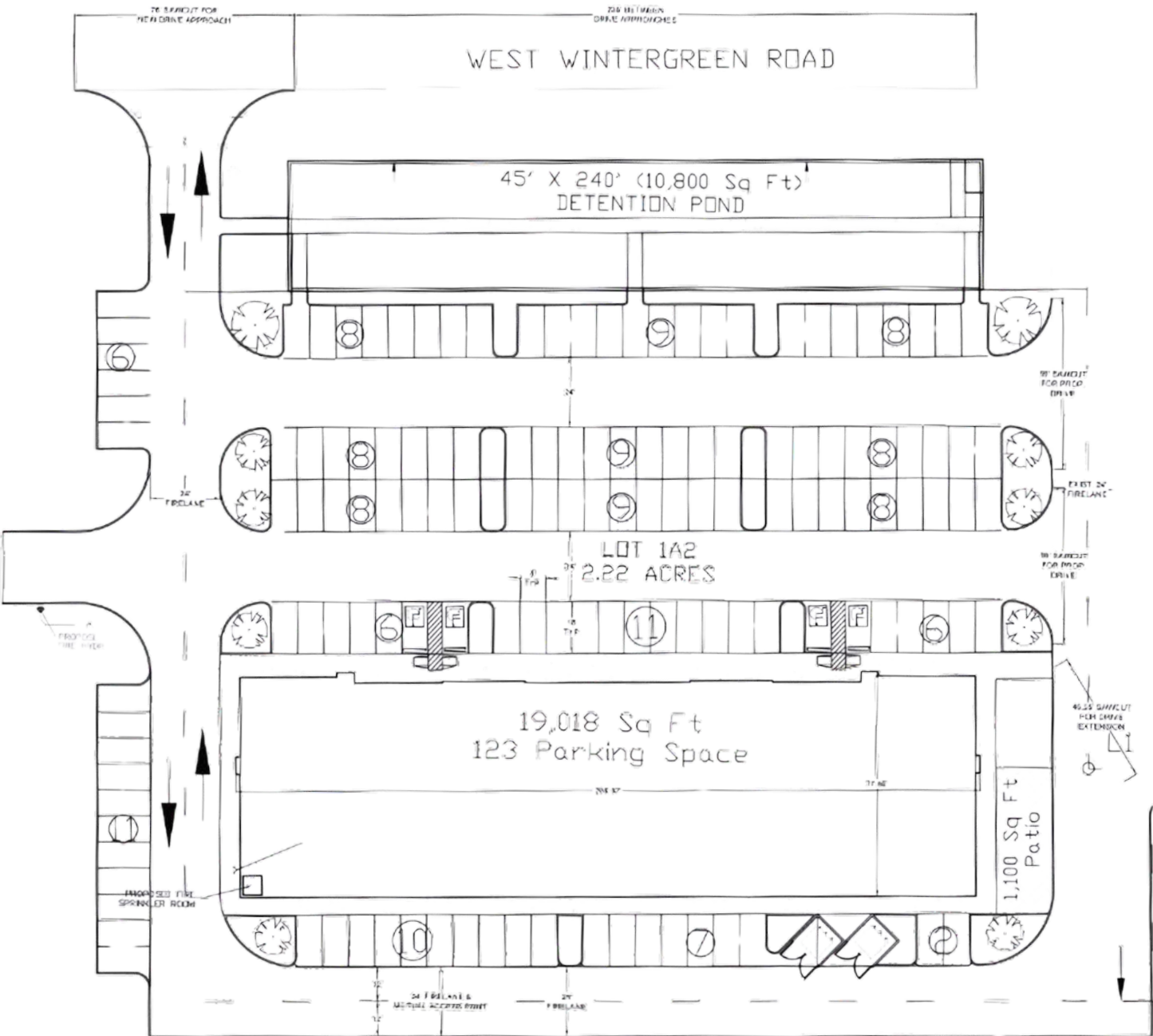


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Project Start	Construction Timeline	Expected Completion
June 2024	8 months	March 2025



Type	Retail	Rental space	19,000 square feet
Parking area	138	Occupancy rate	90% (highly stable)

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NEARBY RETAILS AND RESTAURANTS

Healthcare Facility

- Center for Diagnostic Imaging (CDI)
- Hampton Medical Clinic
- Hunter Medical Services Center for Children with Autism at Metrocare Services
- DeSoto Quality Care Health Clinics

Educational Institution

- Cockrell Hill Elementary
- School Cross of Christ
- Lutheran School
- Windsor Park Preschool
- Ruby Young Elementary School
- DeSoto ISD Wings Academy
- DeSoto ISD Northside Elementary School
- Desoto Freshman Campus School
- Amber Terrace Elementary School

Shopping Mall

- Costco Wholesale
- Walmart
- Kroger
- Lowe's
- Sam's Club
- Home Depot

Outdoor Leisure Spots

- Moseley Park
- Grimes Park
- DeSoto Recreation Center
- Thorntree Country Club
- Eagle Stadium
- Pleasant Run Towne Crossing
- Plaza at Cedar Hill



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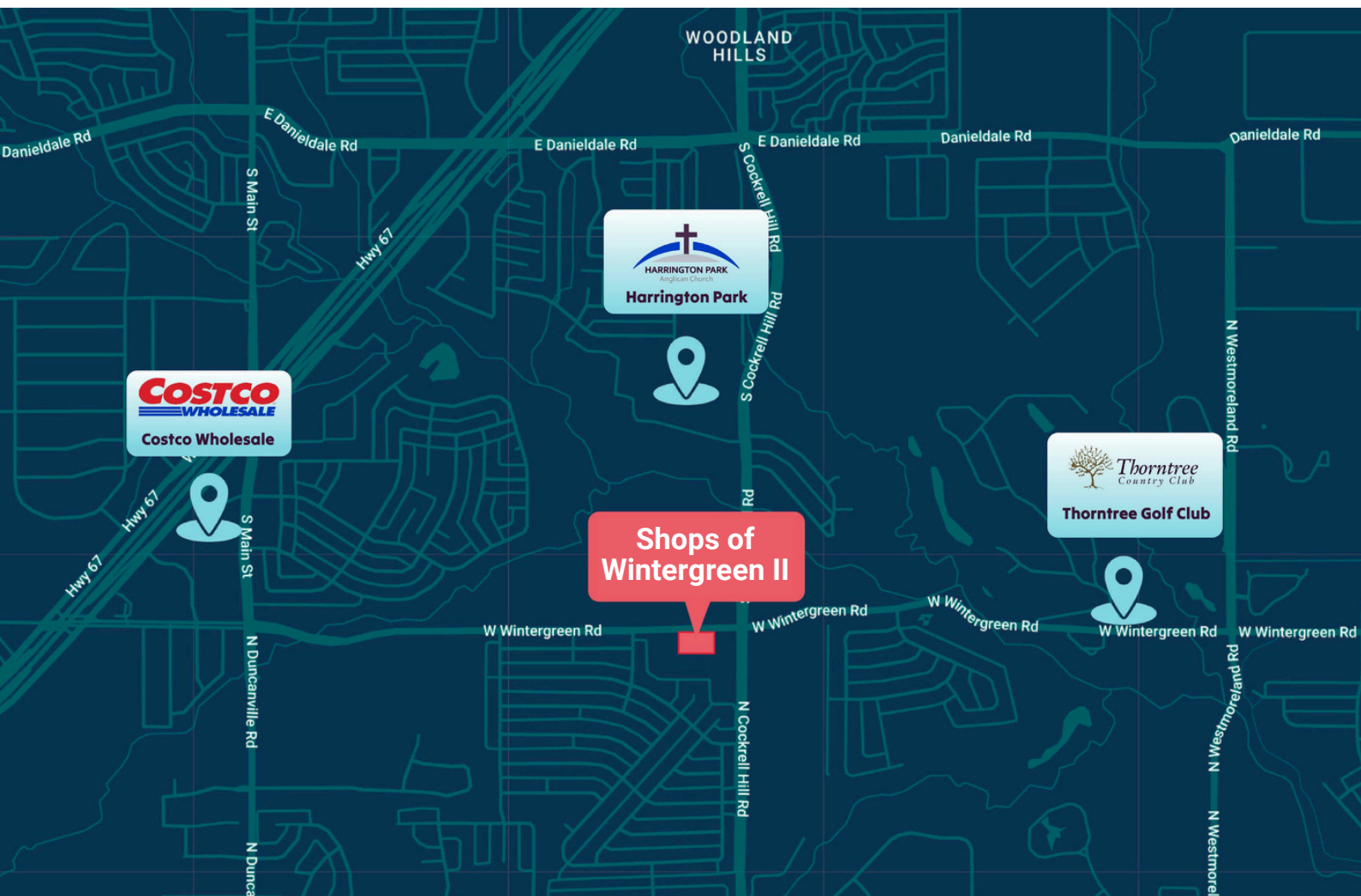
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