

1517 W Hebron Pkwy, Carrollton TX 75010

Available

CBD 

LEASE FLYER

CONTACT:

Daniel Shin

President &

Principal Broker

Daniel.shin@texasnewstar.com

p 214-470-9724

PRESENTED BY:

Texas Newstar

United Shinryu

Brokerage LLC

2828 E Trinity Mills RD

#126 Carrollton TX

75006

www.texasnewstar.com



PROPERTY OVERVIEW

- 2nd Generation Smoothie King & 9 Round Locations
- Located on Hebron Pkwy, Just east of Hwy 121
- Easy Access to Sam Rayburn Tollway
- 10 minute to Toyota HQ
- Drive Thru
- Join Starbucks, Marco's Pizza, and ETC

Traffic Count

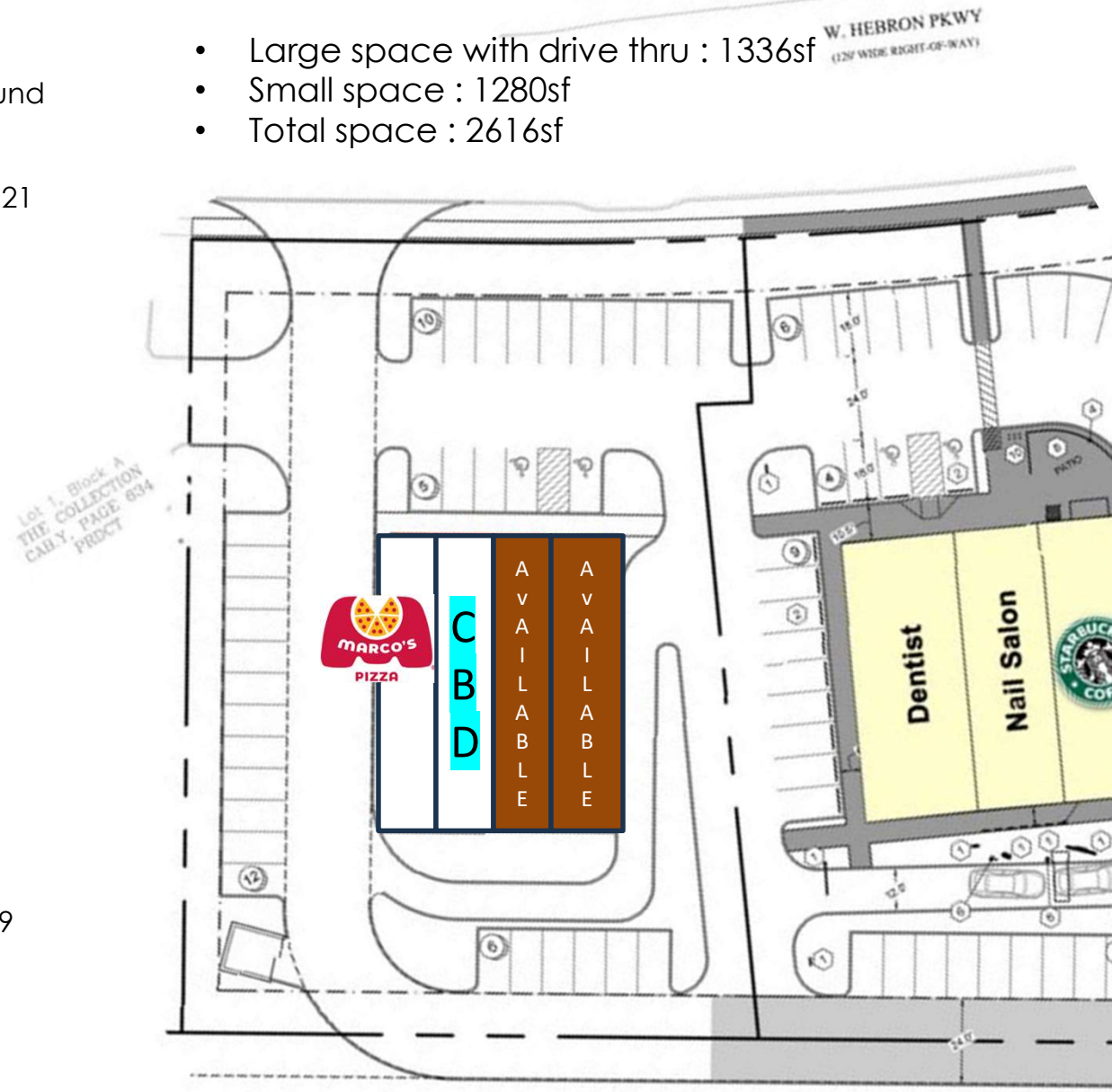
- Hebron Pkwy : 31,210/VPD
- Hwy 121 : 116,703/VPD

Demographic

	2 mile	5 mile	10 mile
• 2024 Population	45,709	269,875	1,002,169
• Avg HH Income	\$124,038	\$111,822	\$120,831
• 5 Yr Projection			
Population. Gro	4.03%	3.20%	2.76%

Available Space

- Large space with drive thru : 1336sf
- Small space : 1280sf
- Total space : 2616sf



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