

RETAIL FOR LEASE

2801 E SOUTHLAKE BLVD #100, SOUTHLAKE , TX 76092

2801 EAST SOUTHLAKE BOULEVARD, SOUTHLAKE, TX 76092



FOR LEASE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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# TABLE OF CONTENTS

2801 EAST SOUTHLAKE BOULEVARD



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Property Summary	3
Highlights	4
Interior Photos	5
Outdoor Seating	7
Kitchen	8
Location Maps	9
Business Map	10
Demographics	11
Disclaimer	12

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## PROPERTY SUMMARY

2801 EAST SOUTHLAKE BOULEVARD



### Property Summary

Available SF: 2,000

### Property Overview

Positioned in one of the most affluent retail corridors in the Dallas Fort Worth metroplex, 2801 E Southlake Blvd offers approximately 2,000 SF of highly visible retail space along heavily traveled Southlake Boulevard with immediate access to TX 114. The space is currently built out as a fully equipped restaurant and bar, making it an ideal opportunity for restaurant, café, bar or service oriented users seeking a turnkey presence in a premier trade area. The center offers strong frontage, excellent accessibility, ample shared parking, and surrounding co-tenancy with nationally recognized retailers and restaurants.

### Location Overview

Located just minutes from Southlake Town Square, this location sits in the heart of one of the strongest retail submarkets in North Texas. The property is surrounded by major national retailers and daily traffic drivers including Costco, HomeGoods, TJ Maxx, Starbucks, Walmart Supercenter, QuikTrip, and numerous upscale dining and service users.

Southlake is widely recognized as one of the most affluent communities in Texas. The site benefits from exceptional regional connectivity near TX 114 and is conveniently positioned less than 15 minutes from DFW International Airport, drawing both local consumers and regional traffic. The surrounding area continues to experience strong retail demand driven by luxury residential communities, high daytime populations, and destination shopping anchored by the nationally recognized Southlake Town Square development featuring more than 120 shops and restaurants.

# HIGHLIGHTS

2801 EAST SOUTHLAKE BOULEVARD



2801 E SOUTHLAKE BOULEVARD

# OPERATOR HIGHLIGHTS

## RESTAURANT READY SPACE

A 2,000 SF second generation restaurant and bar opportunity positioned along E Southlake Boulevard in one of North Texas' strongest retail trade areas. This space offers existing restaurant infrastructure, strong frontage, outdoor seating, ample shared parking and immediate access to TX 114.



### HIGHLIGHTS

- Second generation restaurant and bar space
- Approximately 2,000 SF available
- Existing dining, counter and lounge layout
- Outdoor seating area with strong evening appeal
- Excellent visibility along E Southlake Boulevard
- Minutes from Southlake Town Square
- Immediate access to TX 114
- Surrounded by national retail and restaurant traffic drivers
- Strong surrounding demographics with high household incomes and strong consumer spending within the trade area
- Ideal for café, fast casual, dessert, lounge, boba, bar, brunch or boutique dining concepts

### WHY THIS LOCATION WORKS

- PREMIER TRADE AREA**  
Southlake is one of the most affluent retail markets in North Texas, supported by luxury residential communities and strong consumer spending.
- RESTAURANT READY ADVANTAGE**  
Existing restaurant and bar buildout may reduce startup time, buildout costs and operational friction compared to shell space.
- DESTINATION RETAIL TRAFFIC**  
Nearby Costco, HomeGoods, TJ Maxx, Starbucks, Walmart Supercenter and Southlake Town Square help drive consistent consumer activity.
- REGIONAL ACCESS**  
Located near TX 114 with convenient access to Grapevine, Keller, Colleyville, DFW Airport and surrounding communities.
- DAYTIME AND EVENING CUSTOMER BASE**  
The surrounding mix of retail, restaurants, offices, hotels and residential neighborhood supports multiple dayparts.

### AREA DRIVERS

SOUTHLAKE TOWN SQUARE	TX 114 ACCESS	DFW AIRPORT	COSTCO	HOMEGOODS	TJ MAXX
STARBUCKS	WALMART SUPERCENTER	UPSCALE DINING CORRIDOR	LUXURY RESIDENTIAL COMMUNITIES		

### IDEAL FOR CONCEPTS SUCH AS:

COFFEE AND CAFÉ	PIZZA AND FAST CASUAL	DESSERT AND ICE CREAM	BOBA, SMOOTHIE AND JUICE BAR	SPORTS BAR OR LOUNGE
BREAKFAST AND BRUNCH	BOUTIQUE DINING	KARAOKE OR ENTERTAINMENT CONCEPT		

# INTERIOR PHOTOS

2801 EAST SOUTHLAKE BOULEVARD



# INTERIOR PHOTOS

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## OUTDOOR SEATING

2801 EAST SOUTHLAKE BOULEVARD



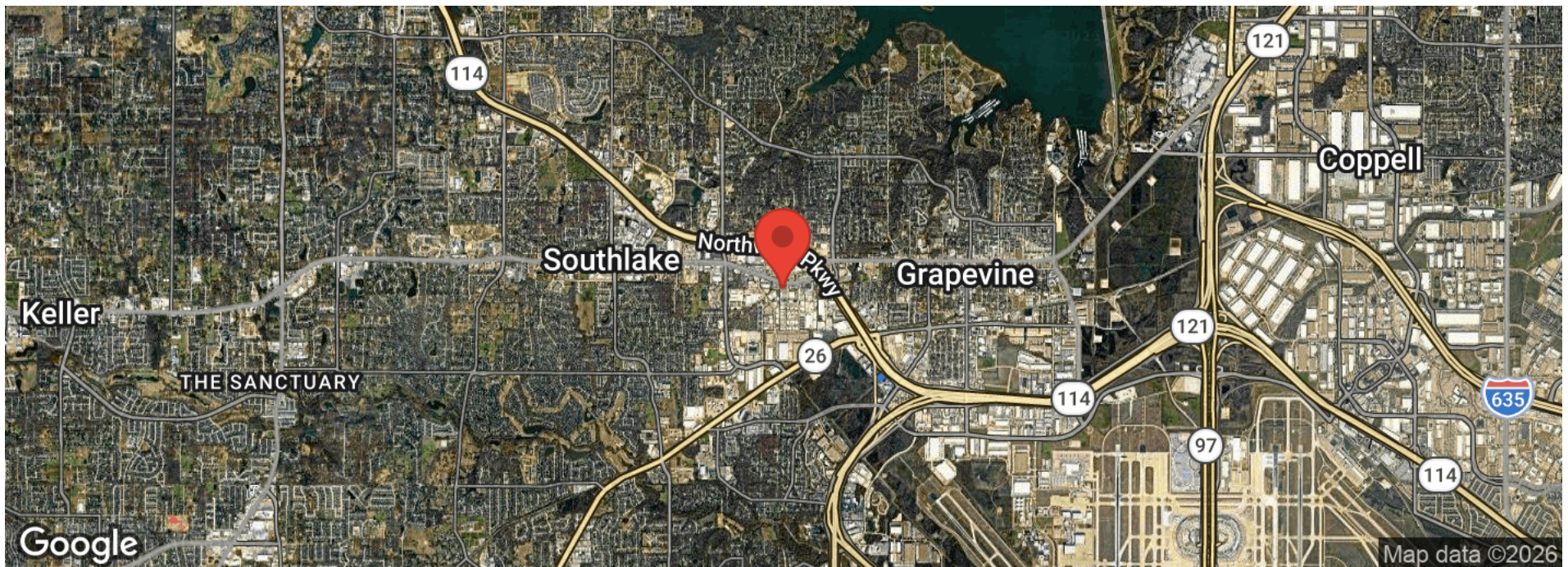
# KITCHEN

2801 EAST SOUTHLAKE BOULEVARD



# LOCATION MAPS

2801 EAST SOUTHLAKE BOULEVARD



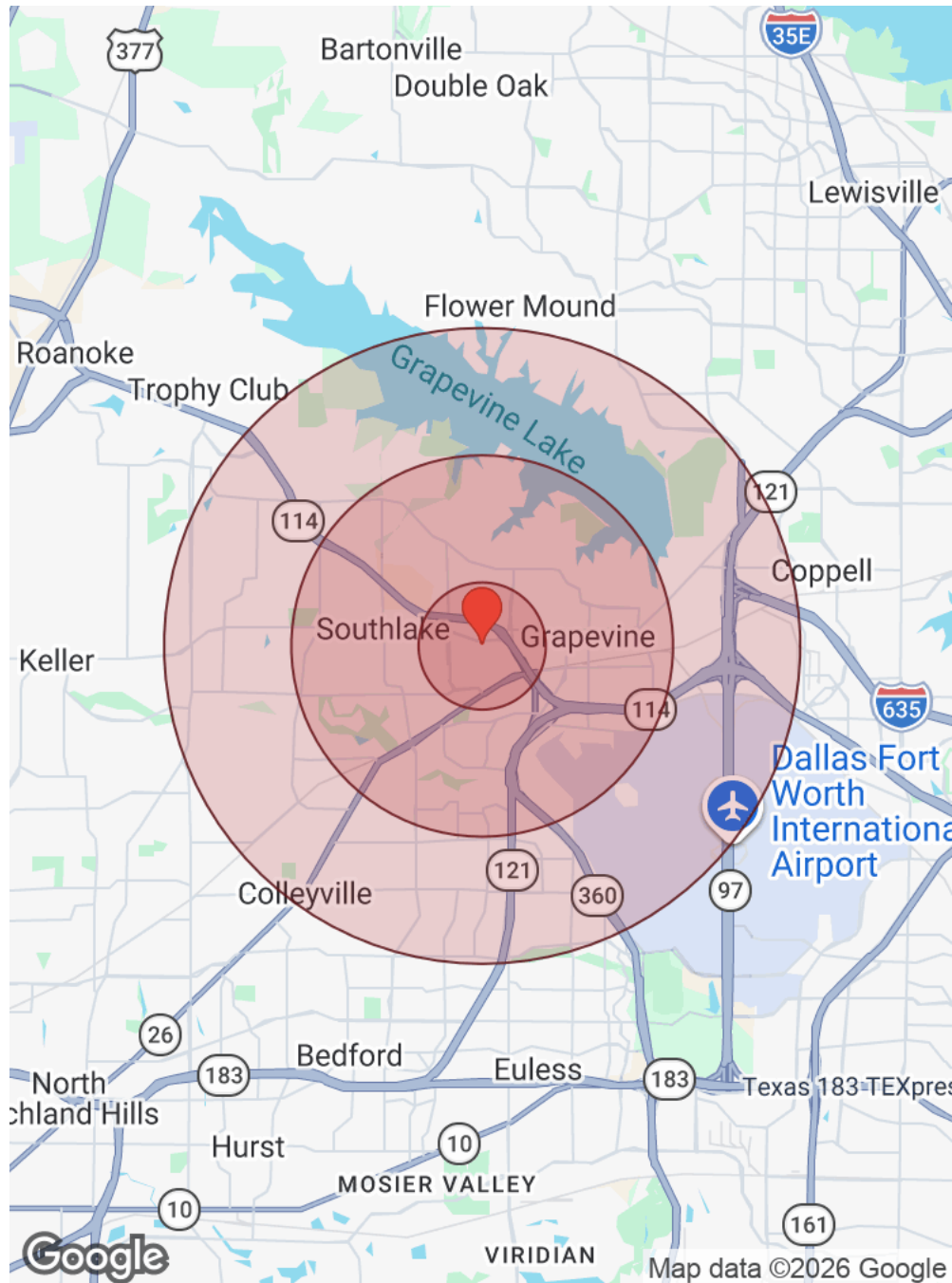
# BUSINESS MAP

2801 EAST SOUTHLAKE BOULEVARD



# DEMOGRAPHICS

2801 EAST SOUTHLAKE BOULEVARD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,719	26,842	58,897
	Female	1,792	26,653	59,461
	Total Population	3,511	53,495	118,358
Race / Ethnicity	White	2,211	31,466	68,364
	Black	222	3,557	8,983
	Am In/AK Nat	5	102	213
	Hawaiian	3	27	71
	Hispanic	726	12,036	22,500
	Asian	244	4,857	14,889
	Multiracial	97	1,418	3,290
	Other	2	32	47
Housing	Total Units	1,636	22,154	49,550
	Occupied	1,519	20,561	46,020
	Owner Occupied	853	13,044	29,231
	Renter Occupied	666	7,517	16,789
	Vacant	117	1,593	3,529
Age	Ages 0 - 14	629	9,878	21,983
	Ages 15 - 24	387	6,602	14,762
	Ages 25 - 54	1,349	20,554	45,669
	Ages 55 - 64	546	8,100	17,625
	Ages 65+	599	8,360	18,320
Income	Median	\$134,450	\$138,363	\$152,115
	Under \$15k	50	768	1,644
	\$15k - \$25k	19	519	1,102
	\$25k - \$35k	66	961	1,927
	\$35k - \$50k	89	1,026	2,194
	\$50k - \$75k	211	2,394	4,414
	\$75k - \$100k	181	1,890	4,332
	\$100k - \$150k	233	3,439	7,165
	\$150k - \$200k	197	2,216	5,483
Over \$200k	474	7,348	17,759	

# DISCLAIMER

2801 EAST SOUTHLAKE BOULEVARD



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