

Bridge Creek  
Commons

(First Generation)  
**RETAIL SPACE FOR LEASE**  
New retail development in front of prestigious Bridge Creek Estates



Located on the southwest corner of Southwest Parkway and Bridge Creek Drive

**(940) 386-1920**  
**Doug McCulloch, President**

 4111 Southwest Parkway  
Wichita Falls, TX 76308

Bridge Creek Commons is a new retail development located at the southwest corner of Southwest Parkway (FM 369) and Bridge Creek Drive in Wichita Falls, Texas. This development is situated in the growing and dynamic southern area of the city. The site offers up to 3,430 square feet of retail space. The development is positioned near several prominent businesses, including:



This strategic location makes it highly visible and accessible, positioned in front of the prestigious Bridge Creek Estates and between popular spots like Chick-fil-A and ER Now emergency care. Nearby amenities include gas stations/convenience stores, a variety of restaurants and stores enhancing its appeal for potential retailers and customers.

## AVAILABLE SPACE DETAILS

Max Contiguous SF 3,430 SF

Parking 67 Spaces

Lease Type NNN

Move Rate (SF) \$19.50/SF/YR

Total CAM \$2/SF/YR

Expense Rate \$5/SF/YR

Available Range 1,500-3,430 SF

Space Available Immediately

Lease Term 5 + Years

T.I. Allowance \$30/SF

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# RETAIL SPACE FOR LEASE

## ONLY TWO SPACES REMAINING



Retail-Two spaces available  
—1,500 sq. ft.-3,430 sq. ft.  
(or one large space)

\$19.50/SF/YR

Approx. 48,510 Population  
within a 3 Mile Radius\*

\$76,823 Average Income  
within a 3 Mile Radius\*

35,344 Daytime Population  
within a 3 Mile Radius\*

27,490 Vehicles Per Day on  
Southwest Parkway (FM 369)\*



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