

**RETAIL SPACE  
FOR LEASE**



*The Village at Colleyville*  
*16 Village Lane, Colleyville, TX 76034*



## PROPERTY HIGHLIGHTS

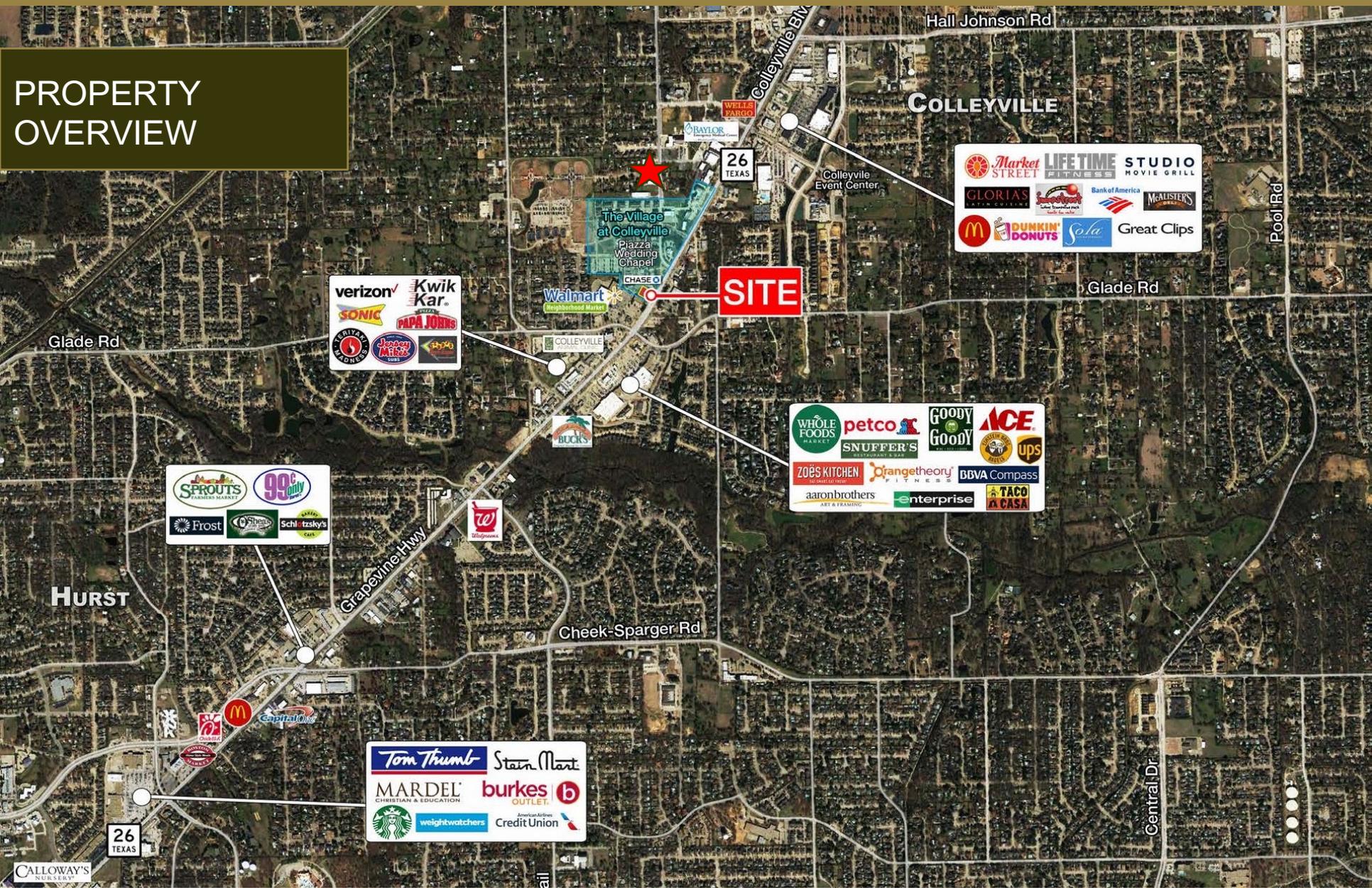
- 16 Village Lane offers high-profile specialty retail space in the heart of one of D-FW's most affluent submarkets. Benefit from the access and visibility from Colleyville's No. 1 thoroughfare and strong co-tenancy that drives traffic.
- Within walking distance to high end shops, dining, Colleyville City Hall, bank, grocer, Life Time Fitness, Starbucks and Market Street!
- The retail building has fantastic exposure and an unrivaled presence on Colleyville Blvd. (Hwy 26) serving 44,068 vehicles each day
- Former Lash Lounge & Barbershop. Great retail space for Med Spa, Hair Salon, Beauty Services, and Boutique Retail!

BARBERSHOP



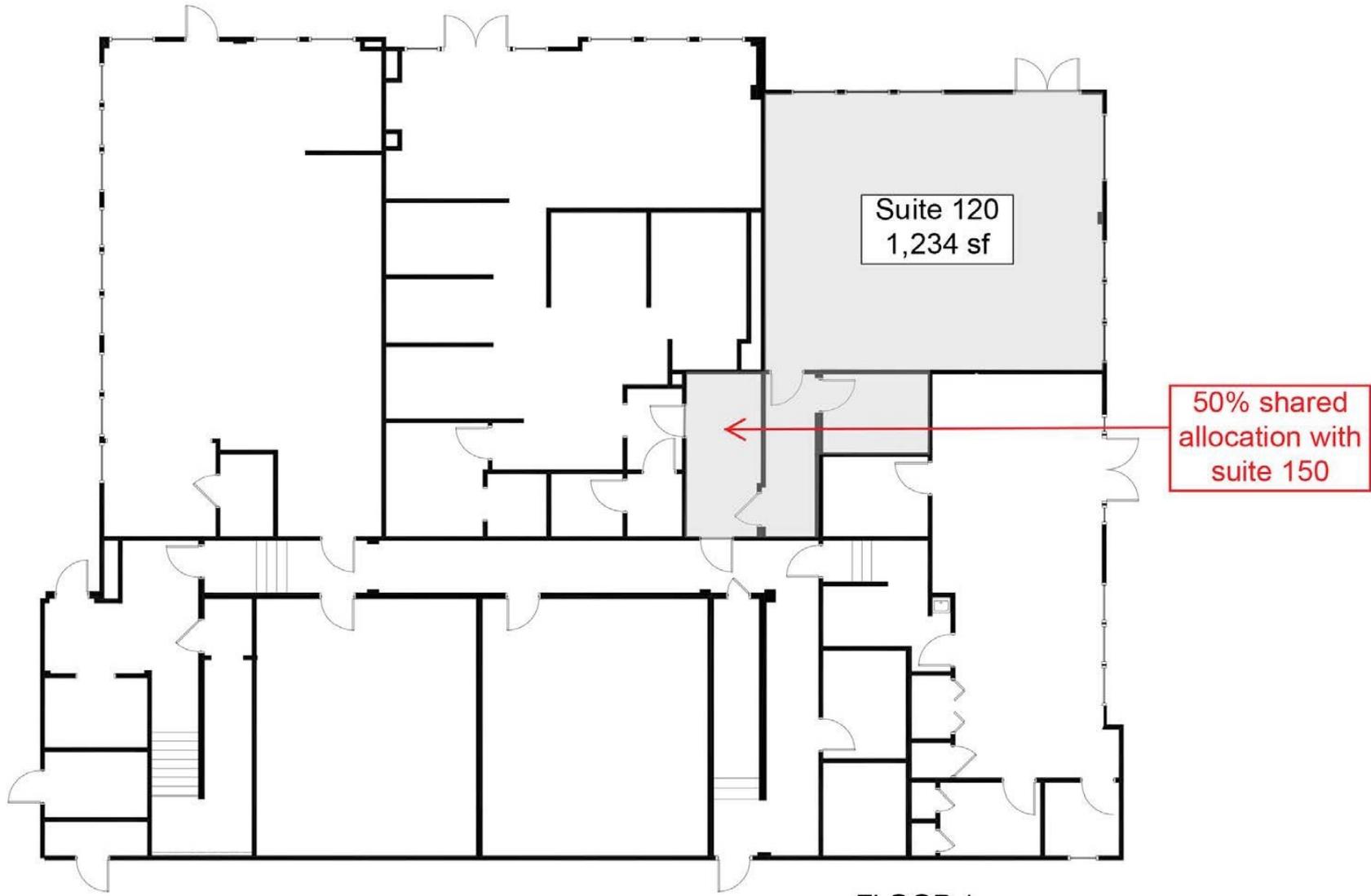
PROPERTY HIGHLIGHTS	
<b>Address</b>	16 VILLAGE LANE COLLEYVILLE, TX 76034
<b>Suite For Lease</b>	Suite 120 (1,234 RSF)
<b>Year Built</b>	2003
<b>Zoning</b>	Commercial Retail Zoning
<b>Building Size</b>	18,416 SF
<b>Utilities To Site</b>	Development ready site has access to electricity, gas, and water
<b>Rent Rate</b>	\$18.00 - \$20.00 per SF plus NNN
<b>Site Highlights</b>	<ul style="list-style-type: none"> <li>• Heavy Foot Traffic</li> <li>• Lots of Natural Light</li> <li>• Located in the Heart of Colleyville</li> <li>• Easy Ingress/Egress to Major Roads</li> <li>• 44,068 VPD</li> </ul>
<b>Excellent Demographics</b>	Primed to serve Colleyville's affluent, rapidly growing community with households within one mile radius boasting an average income of \$173,936/year
<b>Parking</b>	Plenty Surface Parking Spaces
<b>Great Location</b>	The retail building has superb visibility and an unrivaled presence on the Highway 26/Colleyville Highway - the City's Major Thoroughfare

# PROPERTY OVERVIEW

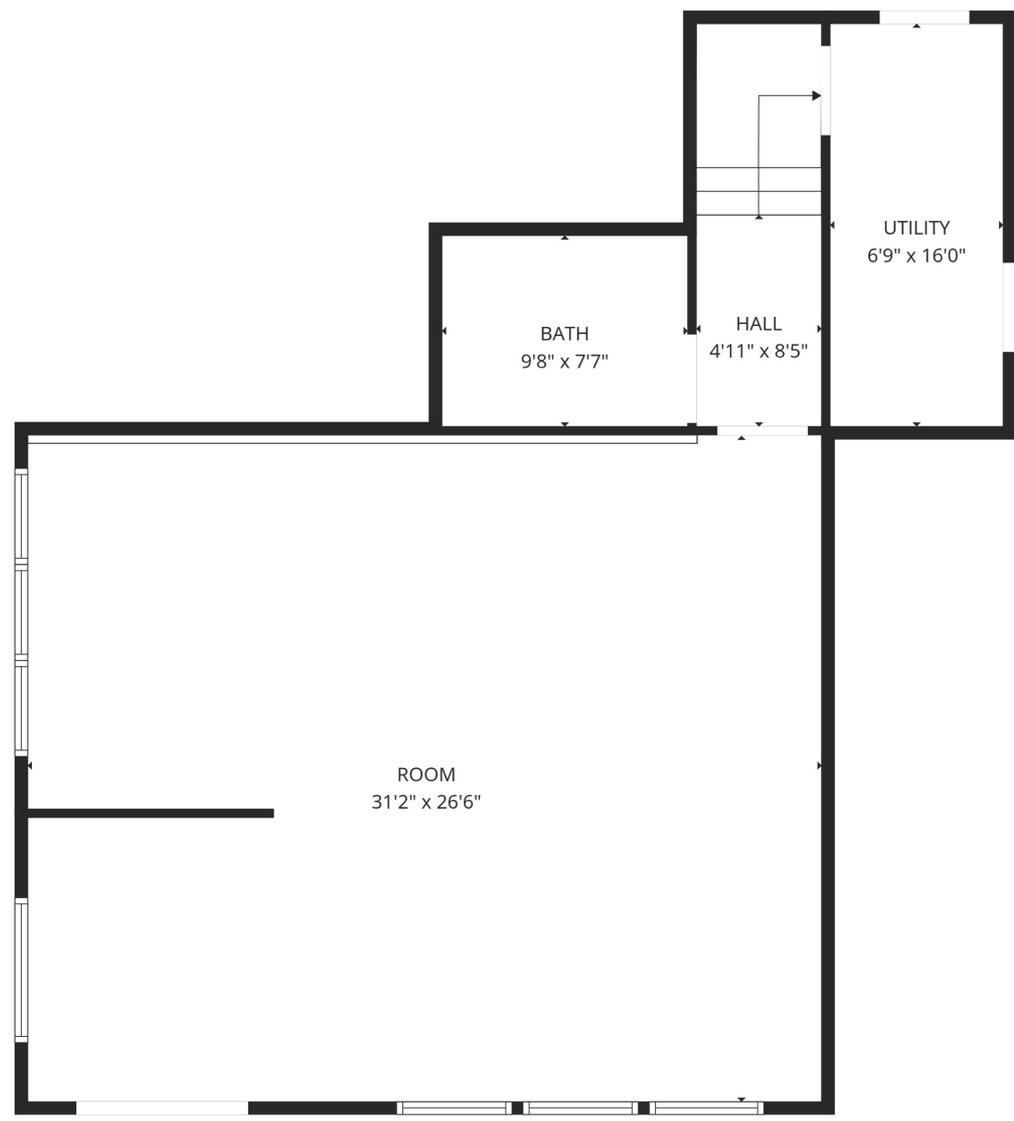


FLOOR  
PLANS





FLOOR 1  
SCALE: 3/32" = 1'-0"



INTERIOR  
PHOTOS





INTERIOR  
PHOTOS

**CONTACT INFORMATION**

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