

# Coming soon! 1800-3600 sf Retail Space Available in High-Traffic Shopping Center.



- **Exciting retail opportunity at Brookshire's Shopping Center in growing Springtown, TX!** First space available in years, 3,600 sf divisible to 1,800 sf. (approx. 60' x 60') with huge bay windows for standout visibility.

- **Prime Location Perks:** Anchored by Brookshire's Grocery Store (the only major grocer in town) means built-in foot traffic and loyal shoppers every day. Tap into Springtown's fast-growing families, affluent, educated, and ready to spend.

Note: PLEASE DO NOT DISTURB EXISTING TENANT. Size:

1,800-3,600 sq ft

Rent: \$1.45 - \$1.95 per square foot / month.

(depending on credit and length of Lease).

Estimated Common Area Maintenance (CAM):

Only 29 cents per square foot/ month.

Lease: 5-10 years, rent bumps, options to renew.

# Aerial



- According to the United States Census Bureau, the city has experienced over 12% population growth in the last 5 years and continues to grow!

- Space adjacent to one of the best performing Brookshire's Grocery Co. stores in the state (Open extended hours!)

- High Traffic location on the "going home" side of the highway

- Flexible rent and terms for the right tenant.

- Please contact us for details

Population (2023)

2 mi. - 5,361

3 mi. - 11,727

5 mi. - 23,922

Median HHI

2 mi. - \$111,842

3 mi. - \$101,685

5 mi. - \$95,991

**LemRx**

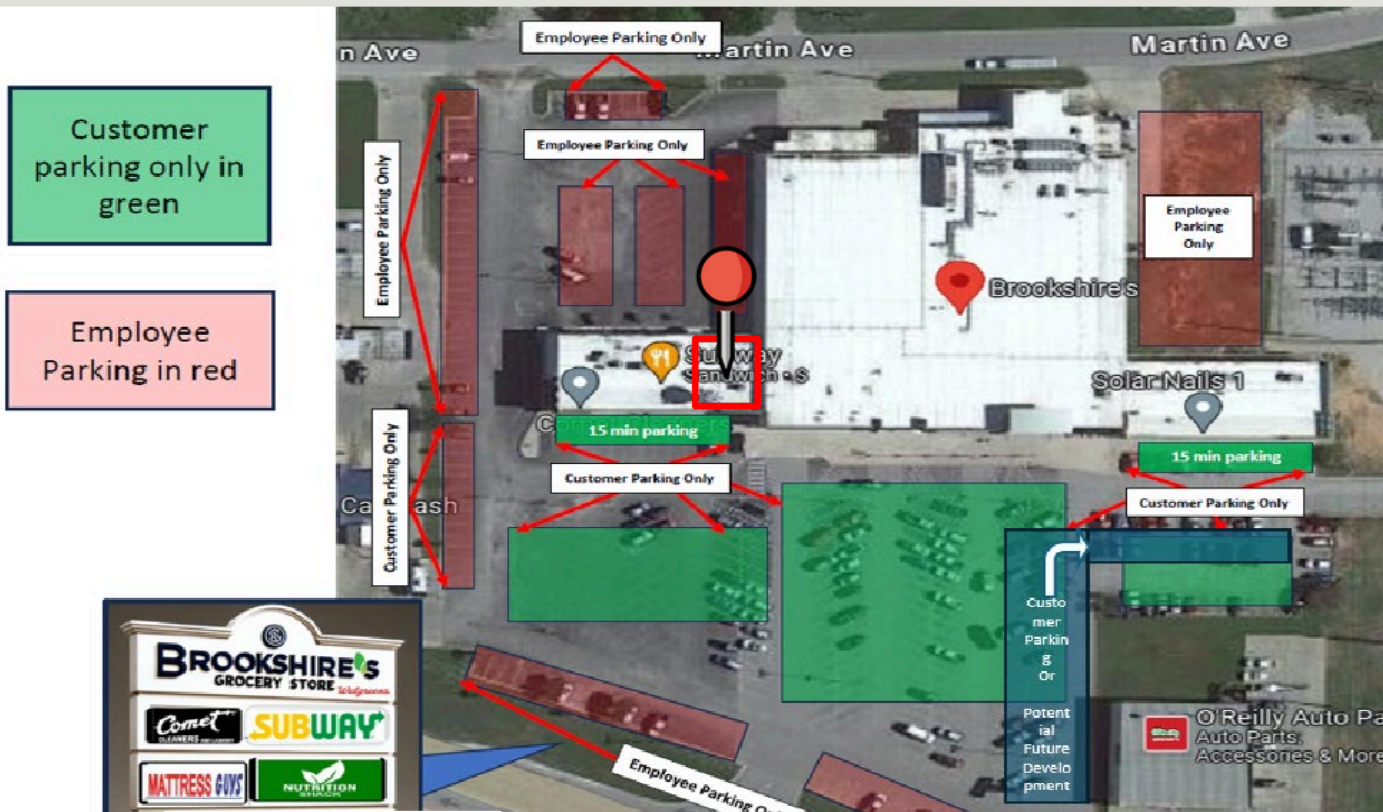
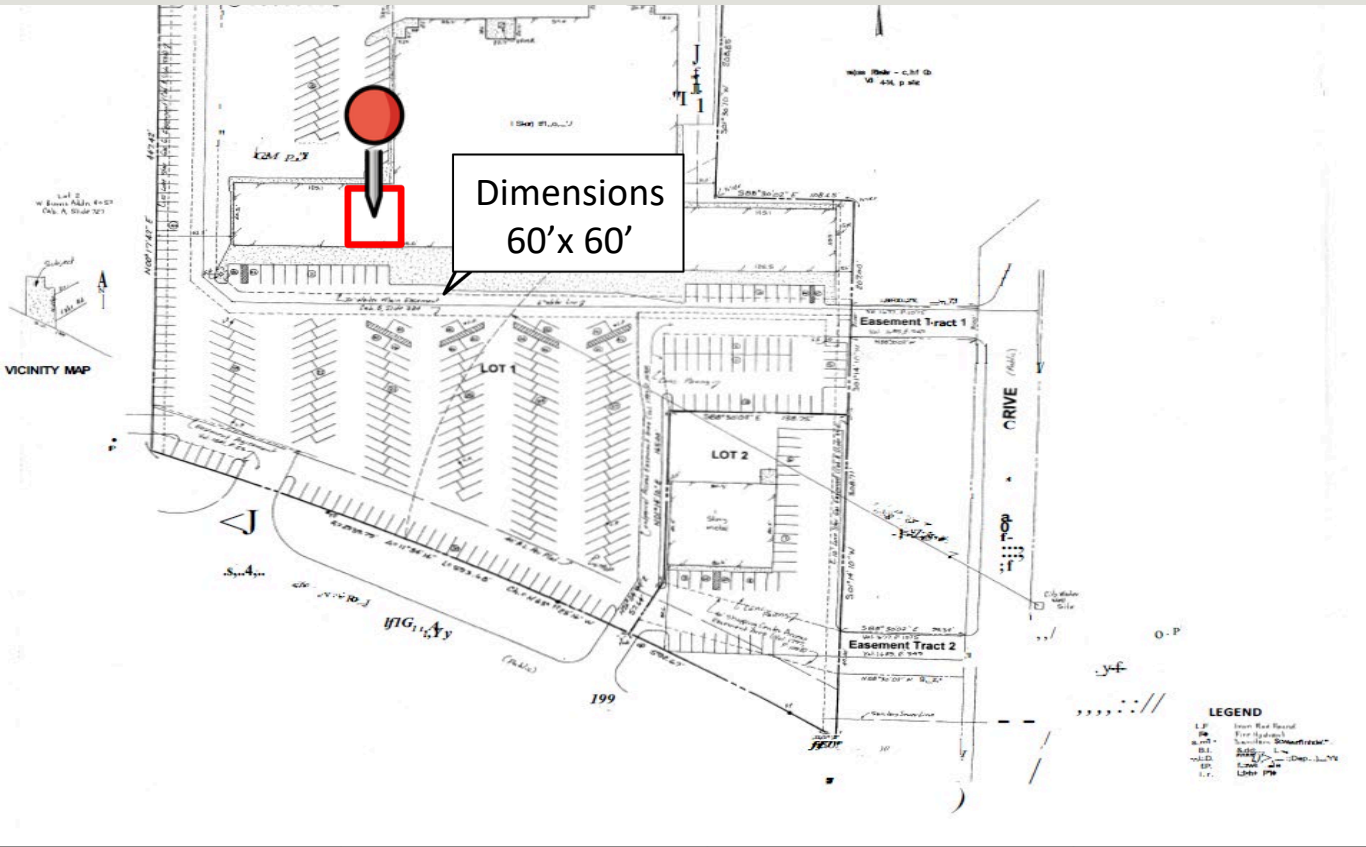
COMMERCIAL REAL ESTATE

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# New monument sign and parking signs coming soon!



Monument Sign in Process



Subject Property  
3,600 s.f.

New Brookshire's Curbside  
Pickup Zone in place

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