

RETAIL FOR LEASE

CEDAR SQUARE SHOPPING CENTER

702 WEST WHEATLAND ROAD, DUNCANVILLE, TX 75116



TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666



PRESENTED BY:

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PROPERTY SUMMARY

702 WEST WHEATLAND ROAD | DUNCANVILLE, TX 75116



Property Summary

Lease Rate:	\$14.00 PSF
Lease Term:	5-Year
Available SF:	4,000
Year Built:	1978
Renovated:	2023
Parking Ratio:	3.55/1000

Property Overview

Prime 4,000 SF retail space available in a high-traffic, anchored shopping center on West Wheatland Road in Duncanville. The space joins a powerhouse co-tenancy headlined by a newly signed Planet Fitness (~29,390 SF, opening 2026), O'Reilly Auto Parts, Dollar General, and Leslie's Poolmart, with additional draws including Kingsmen Coffee and The Tamale Company. Positioned on the heavily traveled Wheatland Road corridor serving Duncanville, Cedar Hill, and Southwest Dallas, the center delivers strong daily traffic, dense surrounding rooftops, and excellent visibility. Ideal for a tenant looking to plug into established anchor traffic with a flexible, build-to-suit mid-size footprint.

Location Overview

±4,000 SF retail space
Anchored by Planet Fitness (opening 2026), O'Reilly Auto Parts, Dollar General & Leslie's Poolmart
Hard-corner exposure on the Wheatland Rd retail corridor
Dense, established trade area — Duncanville / Cedar Hill / SW Dallas
Ample parking; signage available on Wheatland Rd frontage

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
742	4,000	Negotiable	\$14.00 /sf/yr	Retail	Shell	1 July 2026

Highlights

Prime 4,000 SF retail space available in a high-traffic, anchored shopping center on West Wheatland Road in Duncanville. The space joins a powerhouse co-tenancy headlined by a newly signed Planet Fitness (~29,390 SF, opening 2026), O'Reilly Auto Parts, Dollar General, and Leslie's Poolmart, with additional draws including Kingsmen Coffee and The Tamale Company. Positioned on the heavily traveled Wheatland Road corridor serving Duncanville, Cedar Hill, and Southwest Dallas, the center delivers strong daily traffic, dense surrounding rooftops, and excellent visibility. Ideal for a tenant looking to plug into established anchor traffic with a flexible, build-to-suit mid-size footprint.

Nearby Places

- ±4,000 SF retail space
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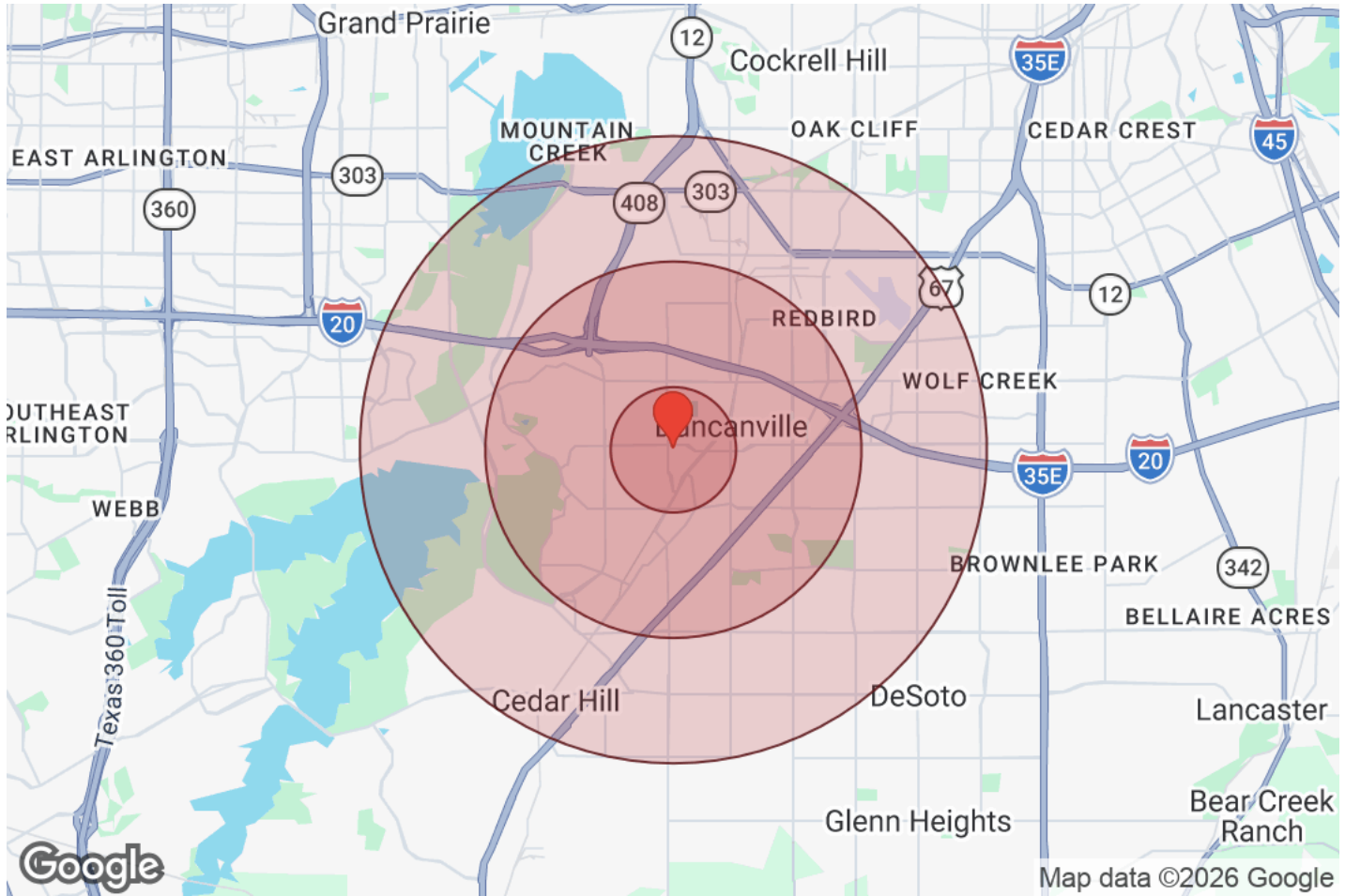
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DEMOGRAPHICS

702 WEST WHEATLAND ROAD | DUNCANVILLE, TX 75116



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,070	42,923	84,099
Female	5,570	46,590	92,011
Total Population	10,640	89,513	176,110

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,555	16,050	29,164
Black	3,287	34,812	76,661
Am In/AK Nat	23	170	282
Hawaiian	1	36	53
Hispanic	4,345	34,203	61,427
Asian	256	2,873	5,829
Multiracial	157	1,226	2,413
Other	14	152	282

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,894	34,119	67,529
Occupied	3,543	31,130	61,639
Owner Occupied	2,553	18,063	35,391
Renter Occupied	990	13,067	26,248
Vacant	351	2,988	5,890

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,203	18,172	35,733
Ages 15 - 24	1,490	14,042	27,095
Ages 25 - 54	3,827	34,906	68,689
Ages 55 - 64	1,270	10,339	20,884
Ages 65+	1,850	12,054	23,711

Income	1 Mile	3 Miles	5 Miles
Median	\$80,842	\$73,871	\$76,853
Under \$15k	109	2,823	5,339
\$15k - \$25k	168	1,600	3,383
\$25k - \$35k	340	2,591	4,936
\$35k - \$50k	359	3,062	5,831
\$50k - \$75k	677	5,750	10,714
\$75k - \$100k	498	4,211	8,344
\$100k - \$150k	768	5,829	11,468
\$150k - \$200k	305	2,438	5,567
Over \$200k	318	2,827	6,061

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DISCLAIMER

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