

FOR LEASE

25,000 Sqft RETAIL ANCHOR

600 Yards from Super *Wal-Mart*



LAKE JUNE-HICKORY TREE PLAZA
11903 Lake June Rd., Balch Springs, Tx 75180

- Anchored by **Dollar General**.
- **1/2 miles from (635) LBJ FWY.**
- **25,000 sqft Available.**
- **Ideal location for Grocery Stores, Beer & Wine Stores.**
- **Good signage.**
- **Traffic light intersection.**
- **Rent Rate: \$10-\$18/sqft.**



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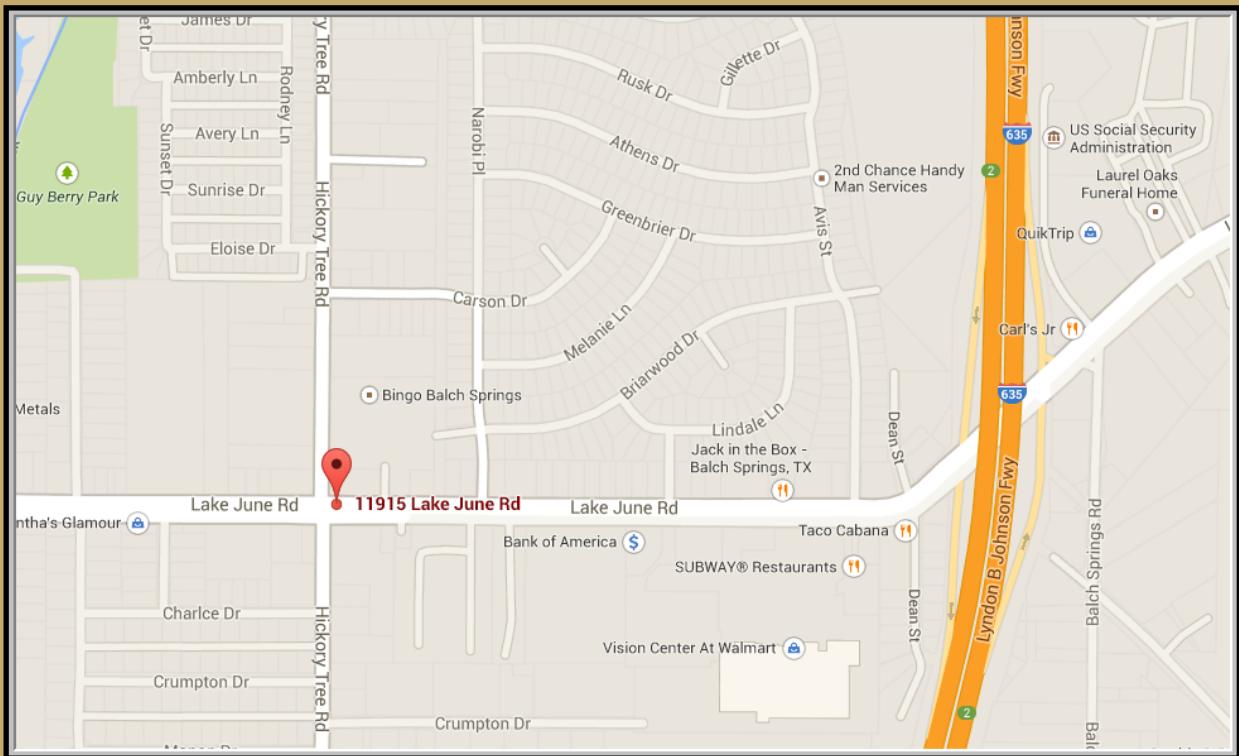
**BROKER
COOPERATED**



11903 Lake June Rd locates about 550 Yards from Super Walmart -Area is under a major development – Many National Tenants East of 11903 Lake June – New constructions started east of properties and move toward the Center

**OUTSIDE PHOTOS
11903 LAKE JUNE RD,
BALCH SPRINGS, TEXAS 75180**

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**INSIDE 25,000 SQFT
VACANT ANCHOR
SPACE
CEILING HEIGHT: 24 FT**

**11903 LAKE JUNE RD,
BALCH SPRINGS, TEXAS
75180**



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**INSIDE
25,000 SQFT VACANT
ANCHOR SPACE
CEILING HEIGHT: 24 FT**

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75180**



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BALCH SPRINGS, TEXAS 75180**



VIEW LOOKING NORTH, JUNE 2010



VIEW LOOKING WEST



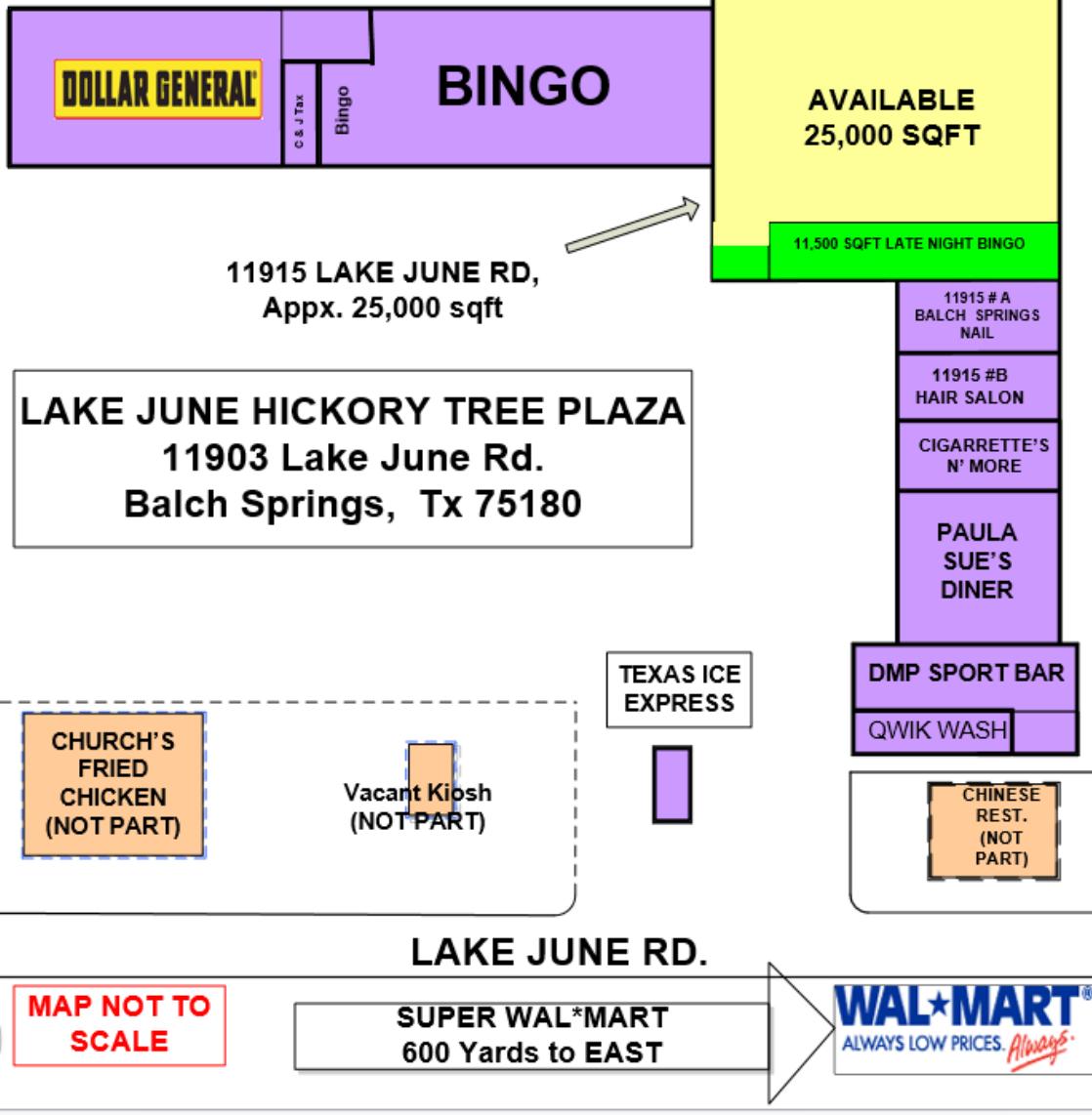
View looking West



VIEW LOOKING NORTH, JUNE 2010

HICKORY TREE RD

SITE PLAN



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BALCH SPRINGS, TEXAS 75180**



**LOOKING NORTH- DOLLAR
GENERAL**
PHOTO TAKEN: JULY 4, 2011



**LOOKING EAST
MAIN BUILDING**
PHOTO TAKEN: JULY 4, 2011



**LOOKING EAST
EAST WING**
PHOTO TAKEN: JULY 4, 2011