



**LEASE**

**3851 Long Prairie Rd**

**3851 LONG PRAIRIE RD**

Flower Mound, TX 75028

**PRESENTED BY:**

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PROPERTY SUMMARY



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PROPERTY DESCRIPTION

Available for lease is a retail/office suite within a stabilized, service-oriented center in a proven suburban market. Formerly occupied by Anabell’s Brazilian Wax, the space is well-suited for medical, wellness, personal service, or professional office users. The property offers a functional layout, on-site parking, and a strong history of tenant retention.

PROPERTY HIGHLIGHTS

- Built-out reception area ideal for client-facing and service-based users
- Functional layout suited for medical, wellness, or professional services
- Located within a stabilized, service-oriented retail center

OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| LEASE RATE:      | Call For Pricing |
| NUMBER OF UNITS: | 6                |
| AVAILABLE SF:    | 1,212 SF         |
| BUILDING SIZE:   | 12,759 SF        |

## LEASE SPACES



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# LEASE SPACES

## LEASE INFORMATION

|              |          |             |                  |
|--------------|----------|-------------|------------------|
| LEASE TYPE:  | NNN      | LEASE TERM: | Negotiable       |
| TOTAL SPACE: | 1,212 SF | LEASE RATE: | Call For Pricing |

## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE       |
|-----------|-----------|-----------|------------|------------------|
| Suite 180 | Available | 1,212 SF  | NNN        | Call For Pricing |

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## ADDITIONAL PHOTOS

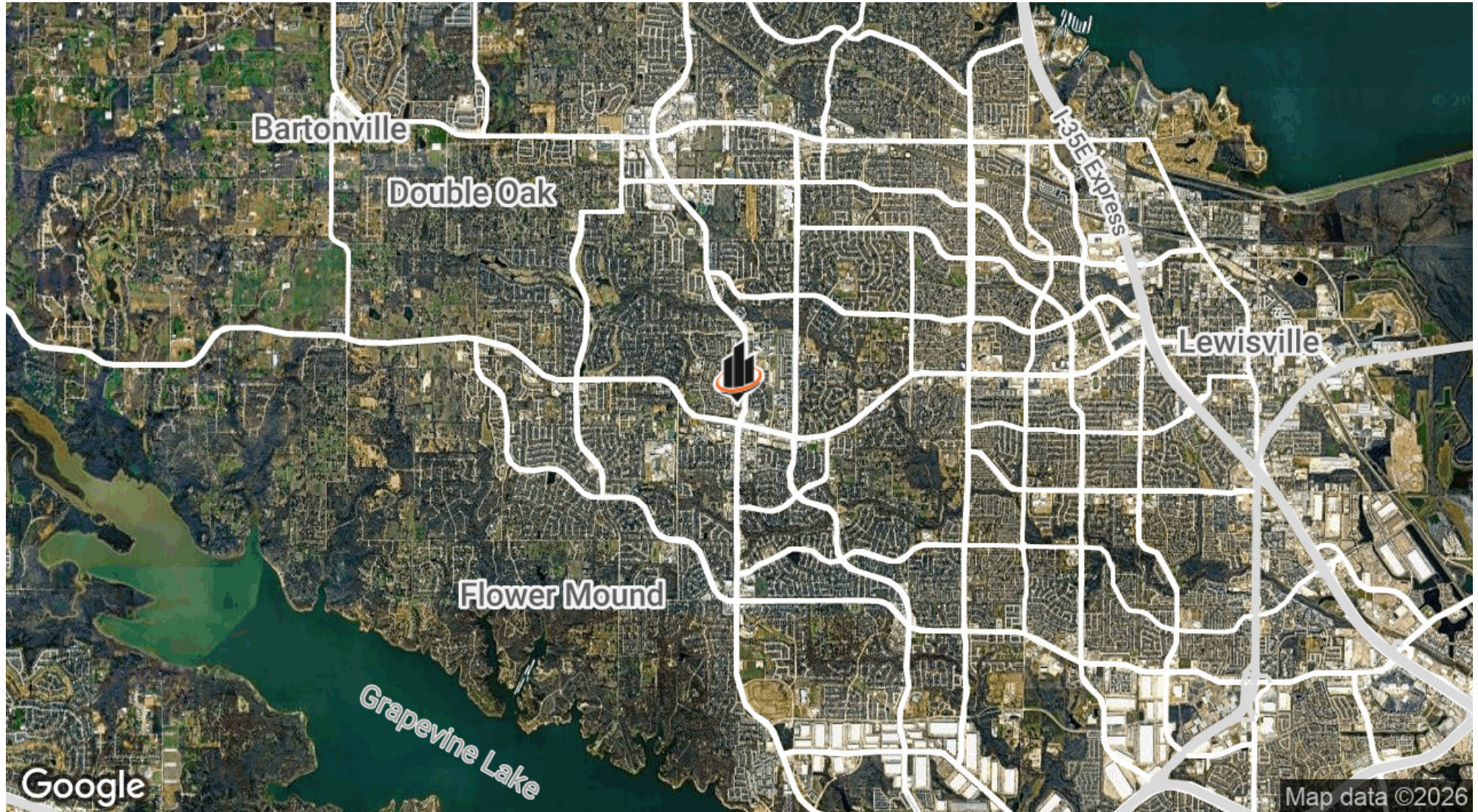


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## LOCATION MAP



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**SVN | VERUS COMMERCIAL**

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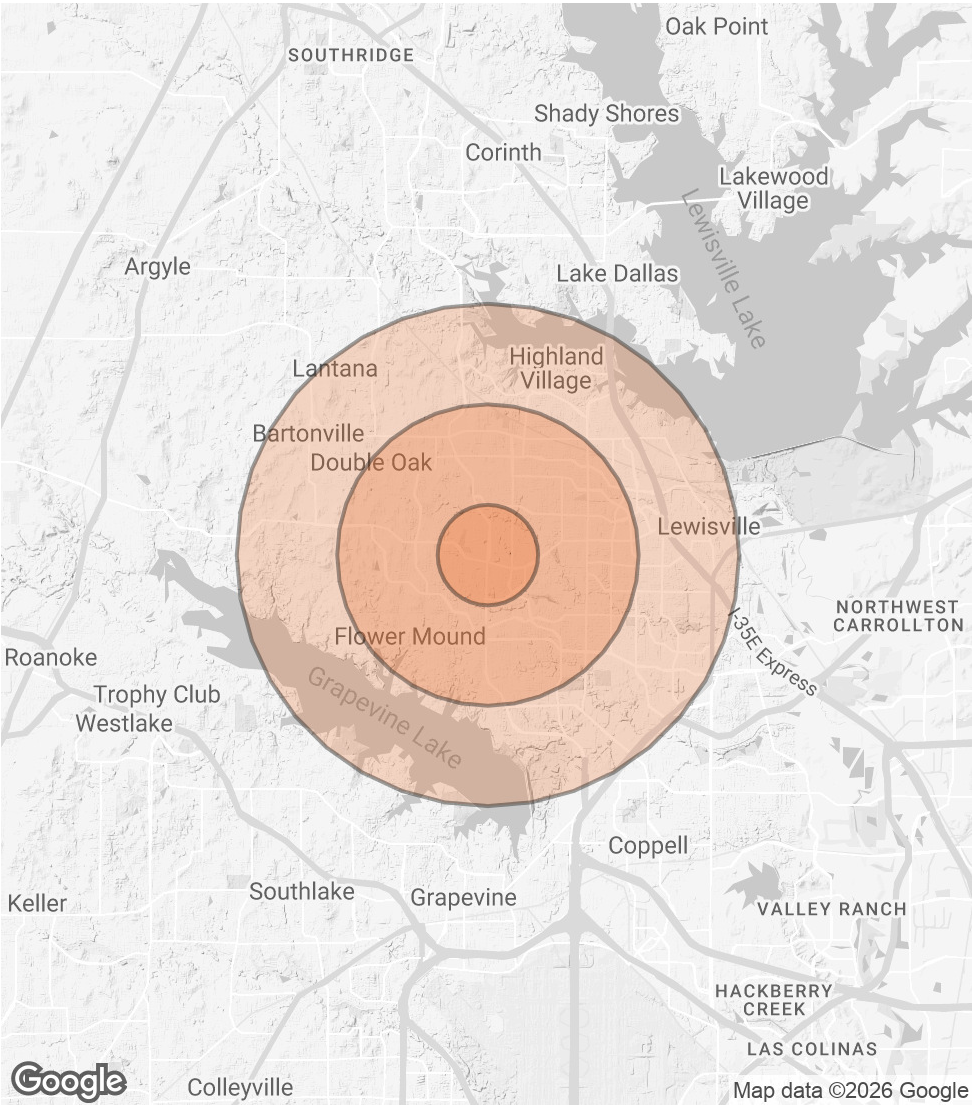


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 13,508 | 102,280 | 185,595 |
| AVERAGE AGE          | 40     | 40      | 39      |
| AVERAGE AGE (MALE)   | 39     | 39      | 38      |
| AVERAGE AGE (FEMALE) | 41     | 41      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5,138     | 35,457    | 65,788    |
| # OF PERSONS PER HH | 2.6       | 2.9       | 2.8       |
| AVERAGE HH INCOME   | \$177,074 | \$181,636 | \$162,990 |
| AVERAGE HOUSE VALUE | \$534,500 | \$534,022 | \$492,550 |

Demographics data derived from AlphaMap



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MEET THE TEAM



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