

N Mill St Shopping Center

FOR SALE OR LEASE

915-921 N Mill St
Lewisville, TX 75067

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OFFERING SUMMARY

ADDRESS	915-921 N Mill St Lewisville TX 75067
COUNTY	Denton
BUILDING SF	7,186 SF
LAND ACRES	.419
LAND SF	18,251 SF
YEAR BUILT	1986

FINANCIAL SUMMARY

PRICE	\$1,295,000
PRICE PSF	\$180.21

PROPERTY DESCRIPTION

This 7,186 SF multi-tenant, well-established retail property offers investors an opportunity to create consistent rental income within minutes of Old Town Lewisville. The property consists of 4 office units that begin in the middle of the building and extend to the north end of the building. The property shares a wall with the adjacent property—913 N Mill St.

Property Highlights

- Value-add opportunity in a growing market
- Minutes from Old Town Lewisville
- Less than 1 mile from I-35E and 5 min from SH 121
- 18 min to Denton, TX and 15 min to DFW International Airport
- Over 12,500 cars per day on N Cowan
- Located in an Opportunity Zone



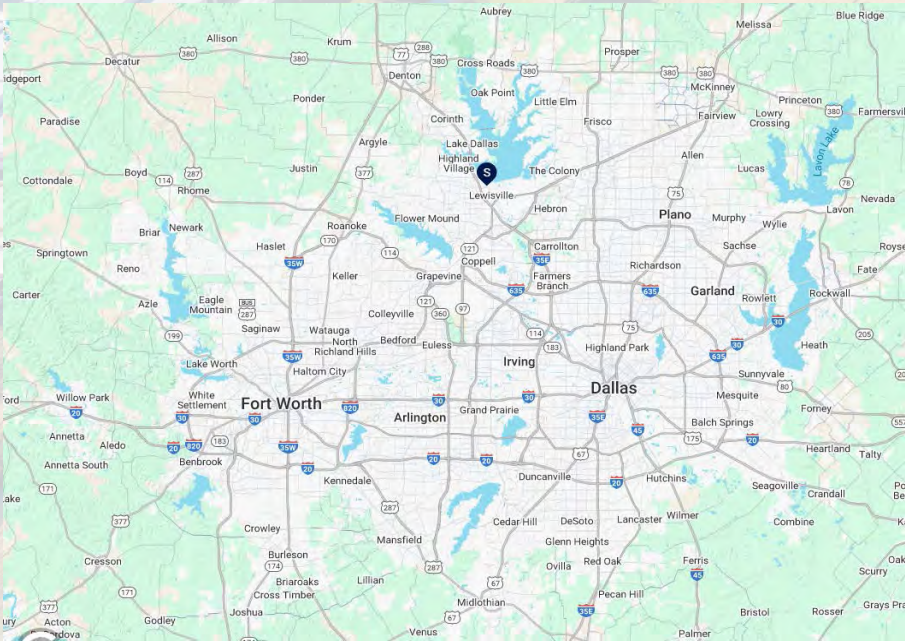
LEASING

AVAILABLE UNITS	2
MINIMUM SF	2,196
MAXIMUM SF	2,950
RATE	\$16.85/SF+ Utilities
BUILDING CLASS	C
NUMBER OF STORIES	1
TRAFFIC COUNTS	12,500

DEMOGRAPHICS

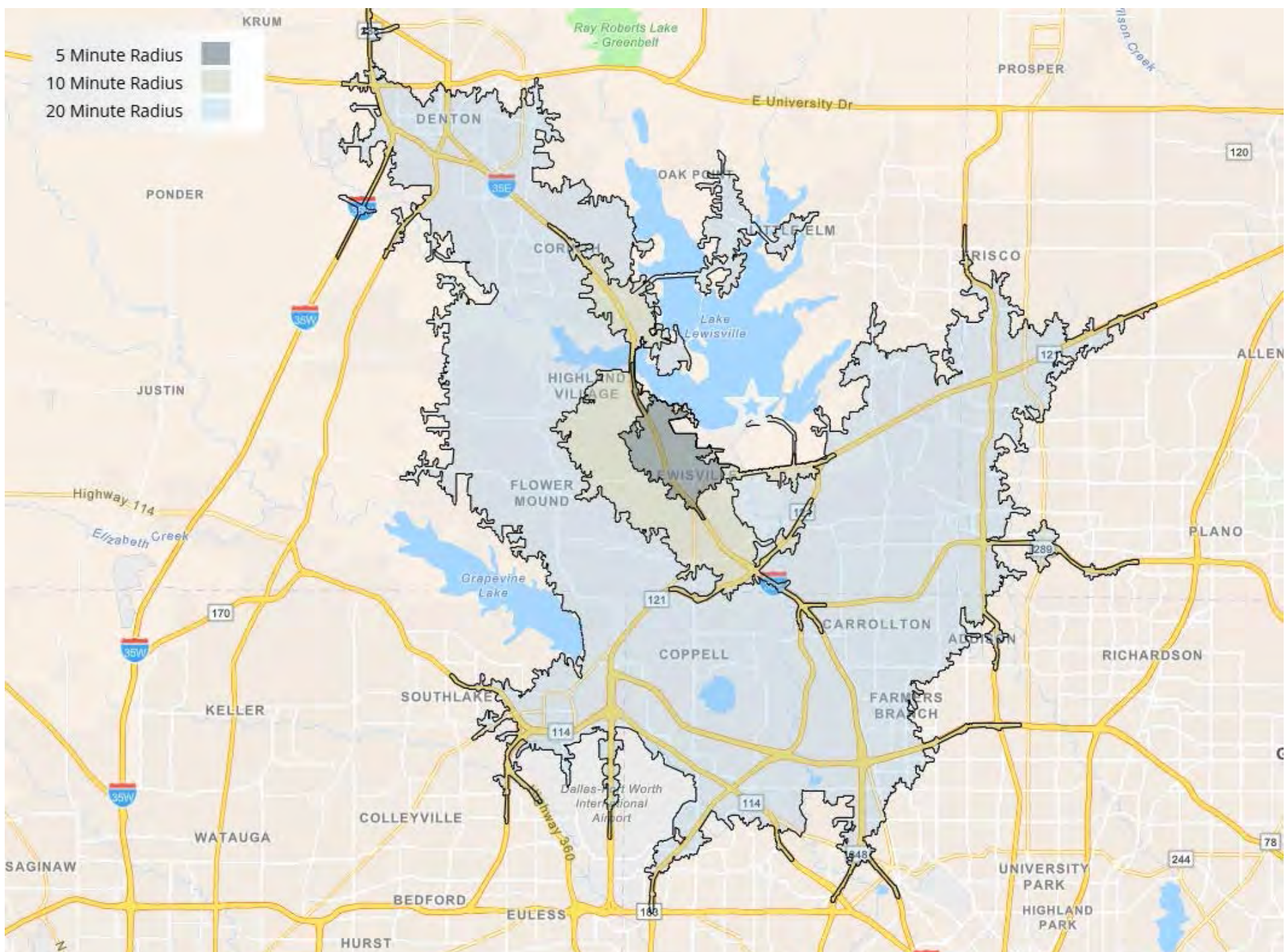
	1 MILE	3 MILE	5 MILE
2024 Population	6,256	73,894	192,017
2024 Median HH Income	\$70,717	\$83,356	\$96,795
2024 Average HH Income	\$88,211	\$105,081	\$128,354

Regional Map



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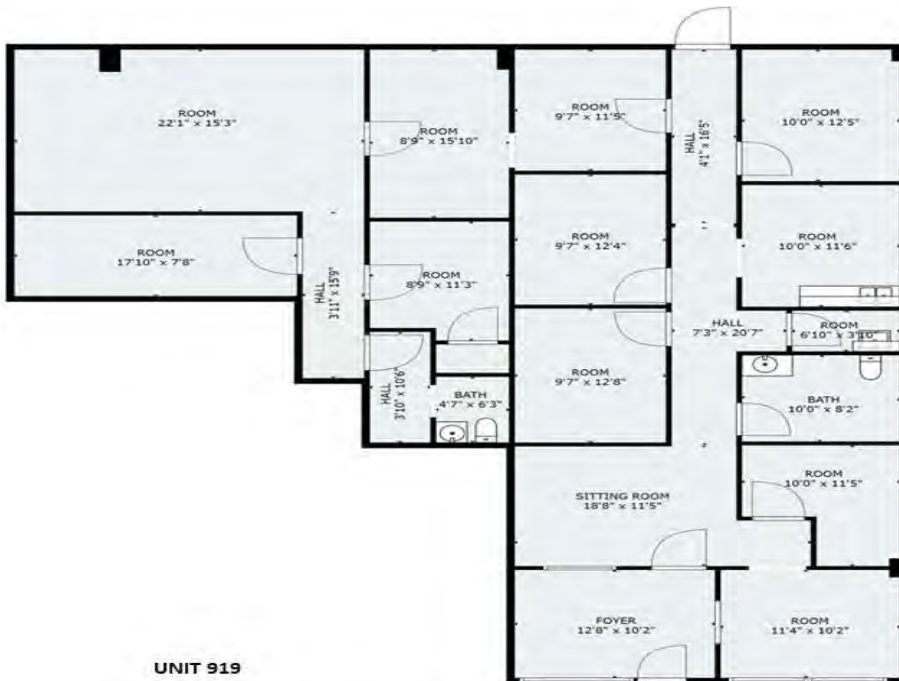




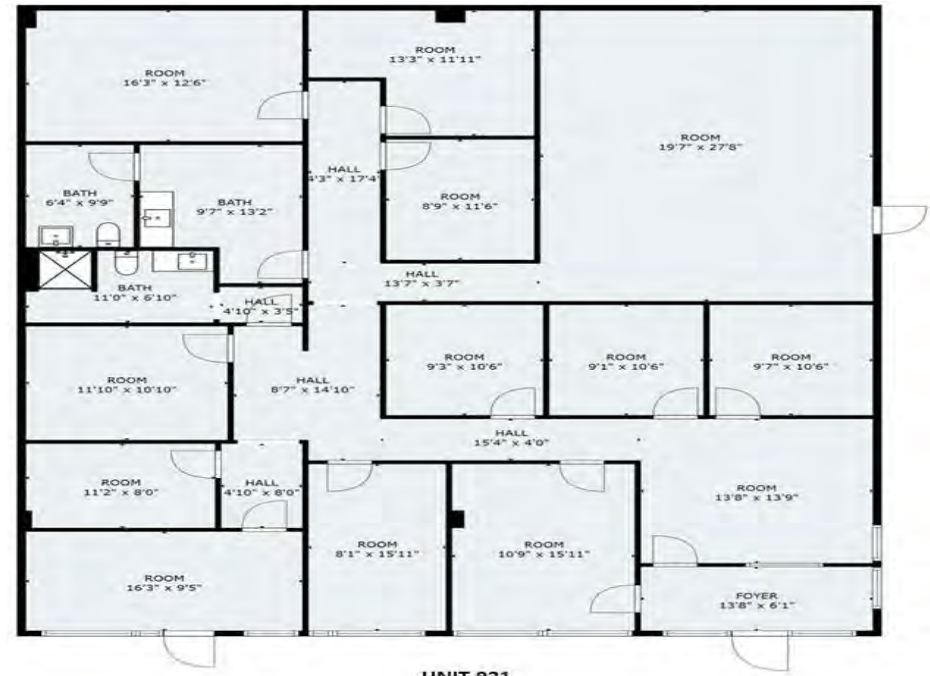
UNIT 915



UNIT 917



UNIT 919



UNIT 921

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DISCLAIMER

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Exclusively Marketed by:

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