Carroll Oaks Retail For Lease 1101 E. STATE HWY 114, SOUTHLAKE, TX 76092 SWC OF HWY 114 & CARROLL AVE

1,602 SF Space - Suite 104





Exclusively Offered by:

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Southlake Summary

Southlake is one of the most affluent submarkets in the metroplex. Median household incomes are more than double the metro average, and well-manicured subdivisions and mansions abound. While the submarket has high incomes, it lacks density. For example, there are no market-rate multifamily properties within the submarket boundaries. Therefore, the submarket's buying power per square mile is in line with neighboring Grapevine/Colleyville and Watauga/Keller/North Richland Hills despite significantly higher incomes.



1101 E State Highway 114 Southlake, Texas

A RECENT POLL OF SOUTHLAKE BUSINESSES INDI-CATES THAT THEY CONSISTENTLY CHOSE SOUTH-LAKE FOR ITS:

- Superb access to seven major highways and Dallas/Fort Worth International Airport
- Location midway between Alliance Airport and **Dallas Love Field**
- Low local property tax rate
- Charming, Southlake Town Square
- Central location within the Metroplex
- Excellent choice of commercial and office space
- Outstanding selection of restaurants and hotel rooms
- Pro business climate
- High quality family oriented lifestyle with a rich selection of excellent schools, parks and public

amenities

- Nationally renowned festivals and family activities
- Convenience to all United States markets



LOCATION, LOCATION, LOCATION!



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Southlake Municipal Court

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Hilton

COACH

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Brio

MORTHWEST PREM

Harkins Theatres

Property Information

Property Details

Address:	1101 E State Highway 114, Southlake TX 76092		
Property Type:	Retail Shopping Center		
Year Built:	1986 (Updated Exterior 2018)		
Total GLA:	17,414 SF		
Spaces For Lease:	Suite 104-1,602 SF		
Site Acreage:	±1.79 Acres		
Center Name:	Carroll Oaks		
Parking:	86 Spaces		
Traffice Counts:	Highway 114: 109,130 VPD Carroll Ave: 16,446 VPD		
Area Demographics:			
	1 mile	3 miles	5 miles
Est. Population	3,941	49,554	111,175
Avg HH Income	\$265,249	\$219,060	\$211,613
Total Housing Units	1,226	17,332	40,198
Daytime Population	9,966	47,539	102,253
Median Home Value	\$460,806	\$363,383	\$337,394

Property Features

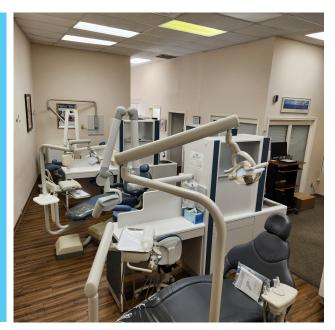
- Located at the hard corner of Carroll Rd. & Hwy 114 this site sits in close proximity to the premier shopping destination, Southlake Town Square, and adjacent to the new restaurant/retail complex, Carroll Pointe. Extremely high demographics in a convenient heavily traveled freeway.Building offers Tenants a flexible space plan and a variety of uses
- Extremely high demographics in a convenient heavily travelled freeway location.
- Dedicated Turn Lane
- Drive Thru
- Signalized Intersection
- Excellent visibility and access from Highway 114, a primary corridor

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1 SPACE AVAILABLE

Suite 104: 1,602 SF

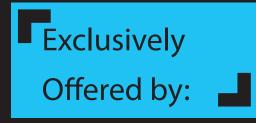








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