

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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SUBWAY

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Content

04 Southalke Summary

06 Property Information



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 INDICATES THAT THEY CONSISTENTLY CHOSE SOUTHLAKE 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

SITE



LOCATION,
LOCATION,
LOCATION!

Carroll Ave
344 VPD-14



**Southlake
Municipal
Court**



Hilton
HOTELS & RESORTS

**BARNES
& NOBLE**

COACH

J.CREW



**Harkins
Theatres**



GATEWAY CHURCH
13,000 ATTENDANCE

114

**Northwest
Pkwy**

101,351 VPD-14

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
Traffic 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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