

# FOR LEASE

## RETAIL/SPECIAL USE PROPERTY



2400 SOUTH STEMMONS FREEWAY, LEWISVILLE, TX 75065



### PROPERTY HIGHLIGHTS

- ±144,740 SF Retail Space
- Retail/Special Uses
- Building/Monument Signage
- Daily Traffic Count 51,800
- Generous Parking
- Located at IH-35 Stemmons & SH 121 (Sam Rayburn Tollway)

### LEASE RATE CALL FOR PRICING



### CONTACT INFORMATION

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#### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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**EXTERIOR PHOTOS**



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**INTERIOR PHOTOS**



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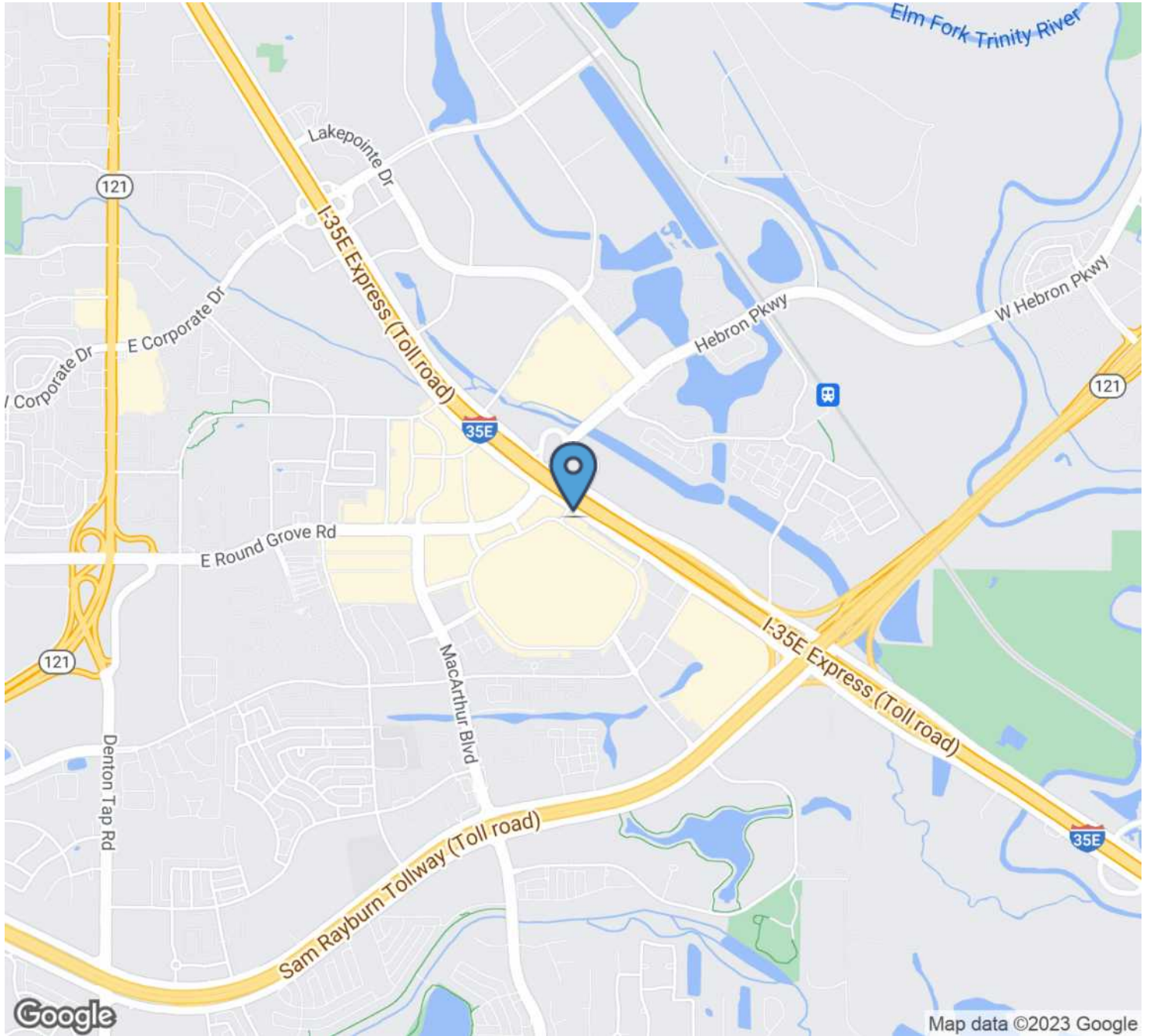
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**LOCATION MAP**



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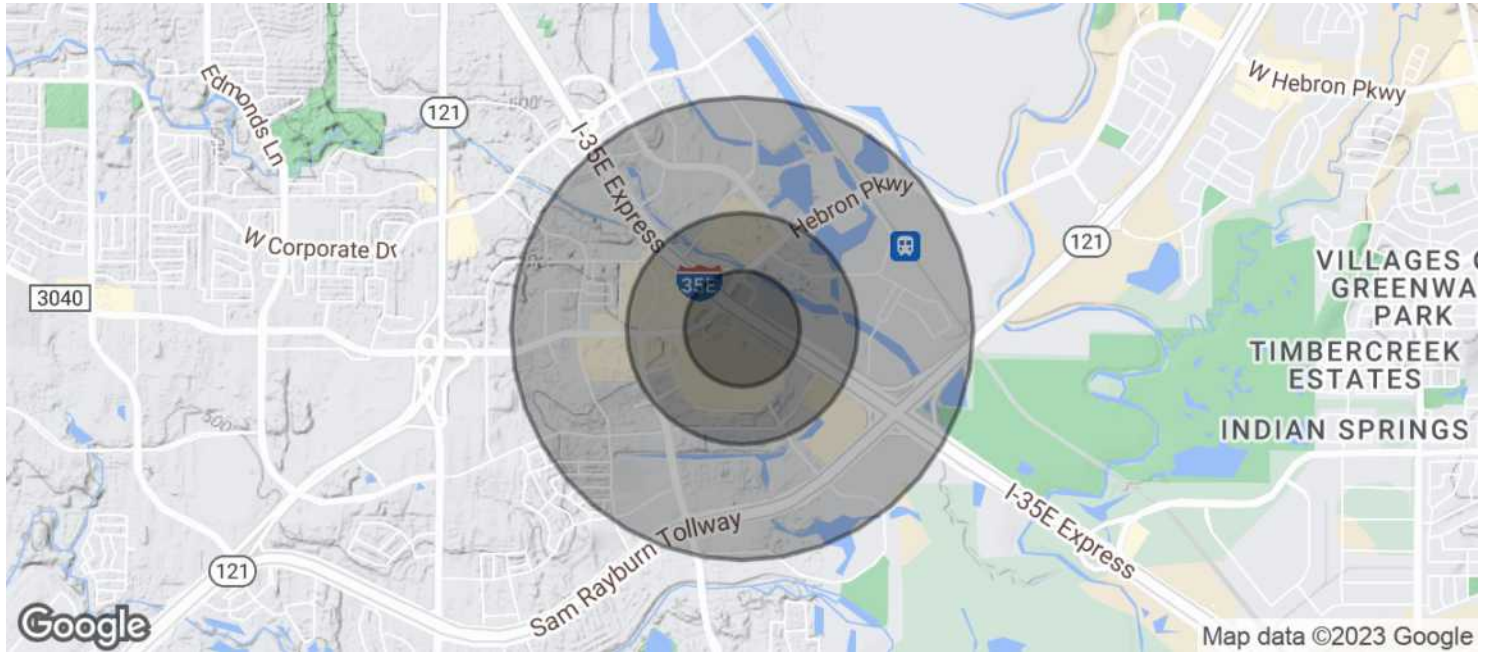
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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	546	1,837	10,142
Average Age	33.2	33.0	32.2
Average Age (Male)	31.4	31.6	30.9
Average Age (Female)	37.0	35.9	33.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	284	951	4,903
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$68,350	\$69,175	\$71,552
Average House Value	\$224,758	\$217,513	\$172,960

\* Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACTS**



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**CHAMPIONS**  
DFW COMMERCIAL REALTY

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