



FOR SUBLEASE

Former Dental Office

2680 E TX-114 | Southlake, TX



Former Dentist Office

2680 E TX-114 | Southlake, TX 76092



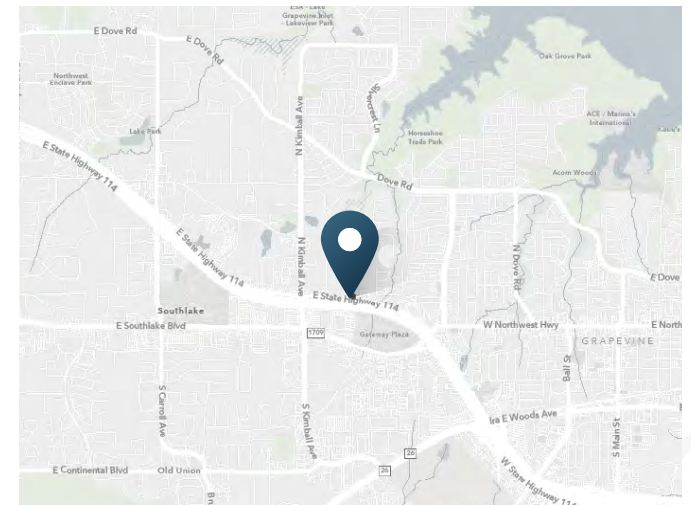
FOR SUBLEASE | Divisible Space Available

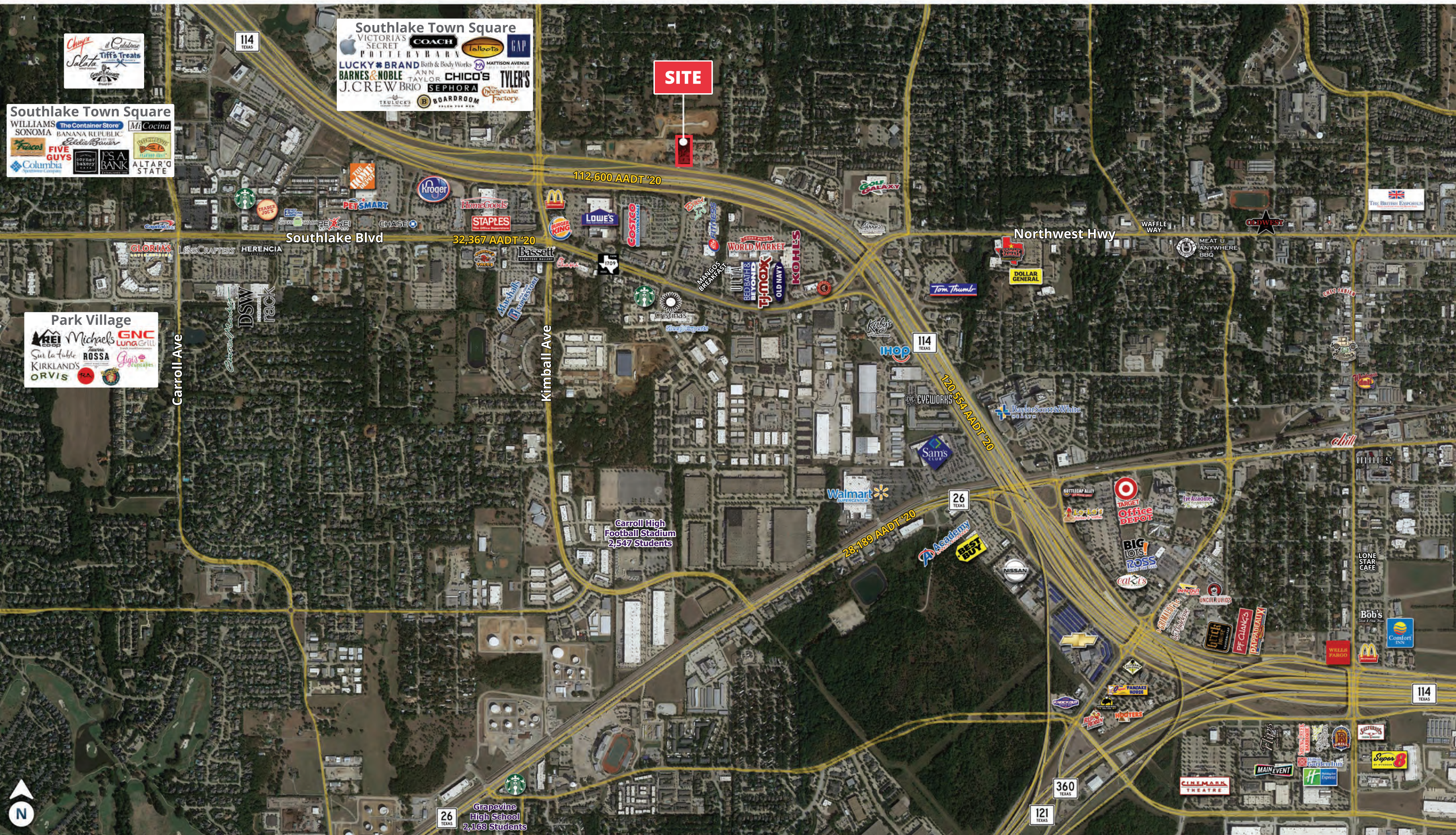
3,000 - 8,052± SF
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Former dental office located along the busy TX-114 corridor in Southlake, TX available for sublease. This building has tremendous highway exposure and easy access on and off of TX-114. The building is adjacent to existing medical and business offices with close proximity to dozens of restaurant and retail along Southlake's most busiest corridor. Building has it's own designated parking lot with ample parking spaces.
- This is a great opportunity for a medical or dental office to quickly fill a Class A office and open for business. The current Lessor is open offering a tenant allowance package to assist the sublessor with their build out. Please call broker to gain access and tour the space.





Southlake Town Square
VICTORIA'S SECRET COACH lululemon GAP
POTTERY BARN Bath & Body Works MATTISON AVENUE
LUCKY BRAND BARNES & NOBLE ANN TAYLOR CHICO'S TYLER'S
J.C. CREW BRIO SEPHORA The Cake Factory
TRULUCK'S BOARDROOM

SITE

112,600 AADT '20

32,367 AADT '20

28,189 AADT '20

120,554 AADT '20

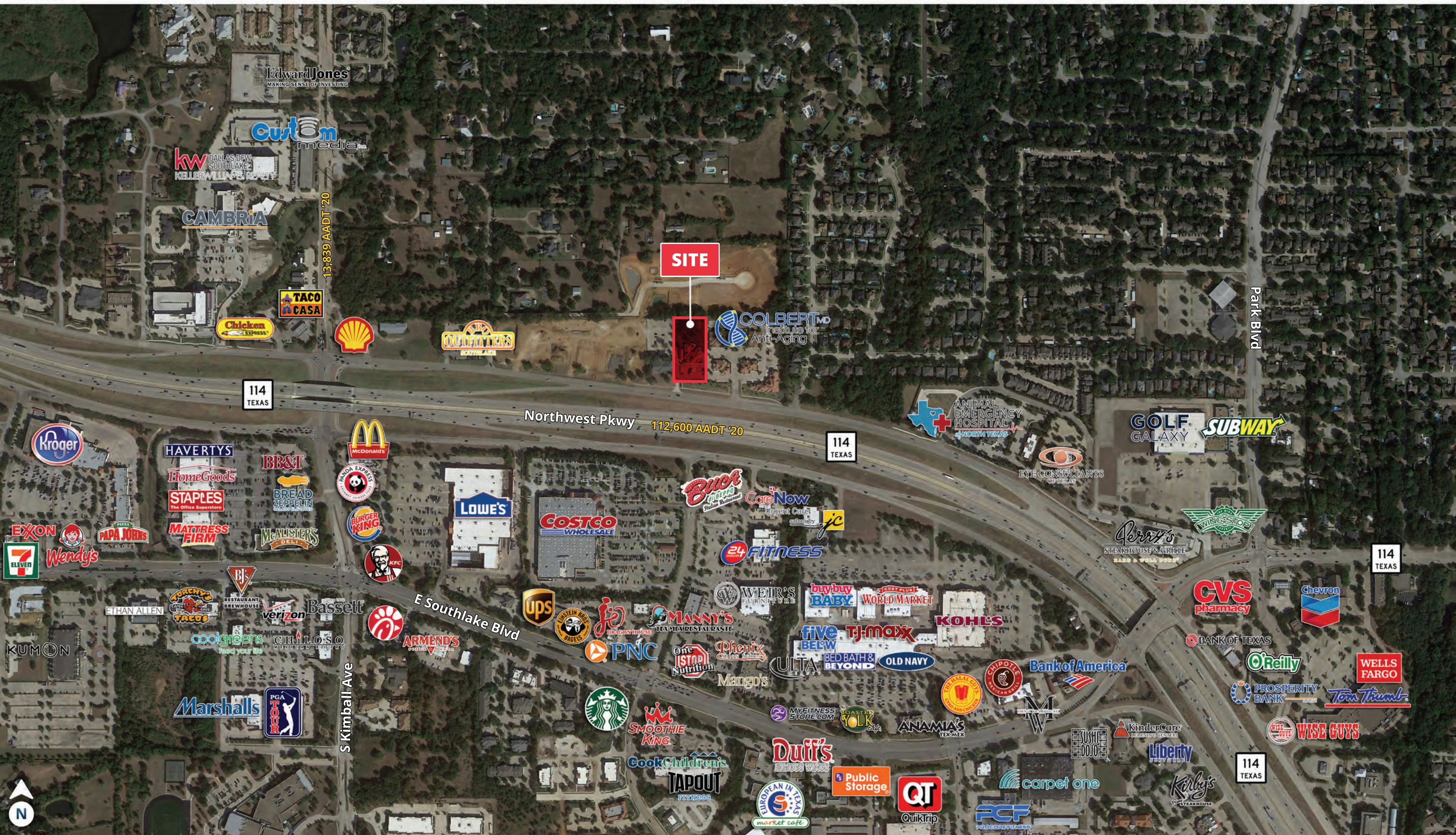
Southlake Town Square
WILLIAMS SONOMA The Container Store Mi Cocina
BANANA REPUBLIC FIVE GUYS PS A BANK ALTAR'S STATE
Columbia

Park Village
REI Michaels GNC
Sur la table ROSSA Luna Grill
KIRKLAND'S ORVIS

26 TEXAS
Grapevine High School
2,168 Students

Carroll High Football Stadium
2,547 Students



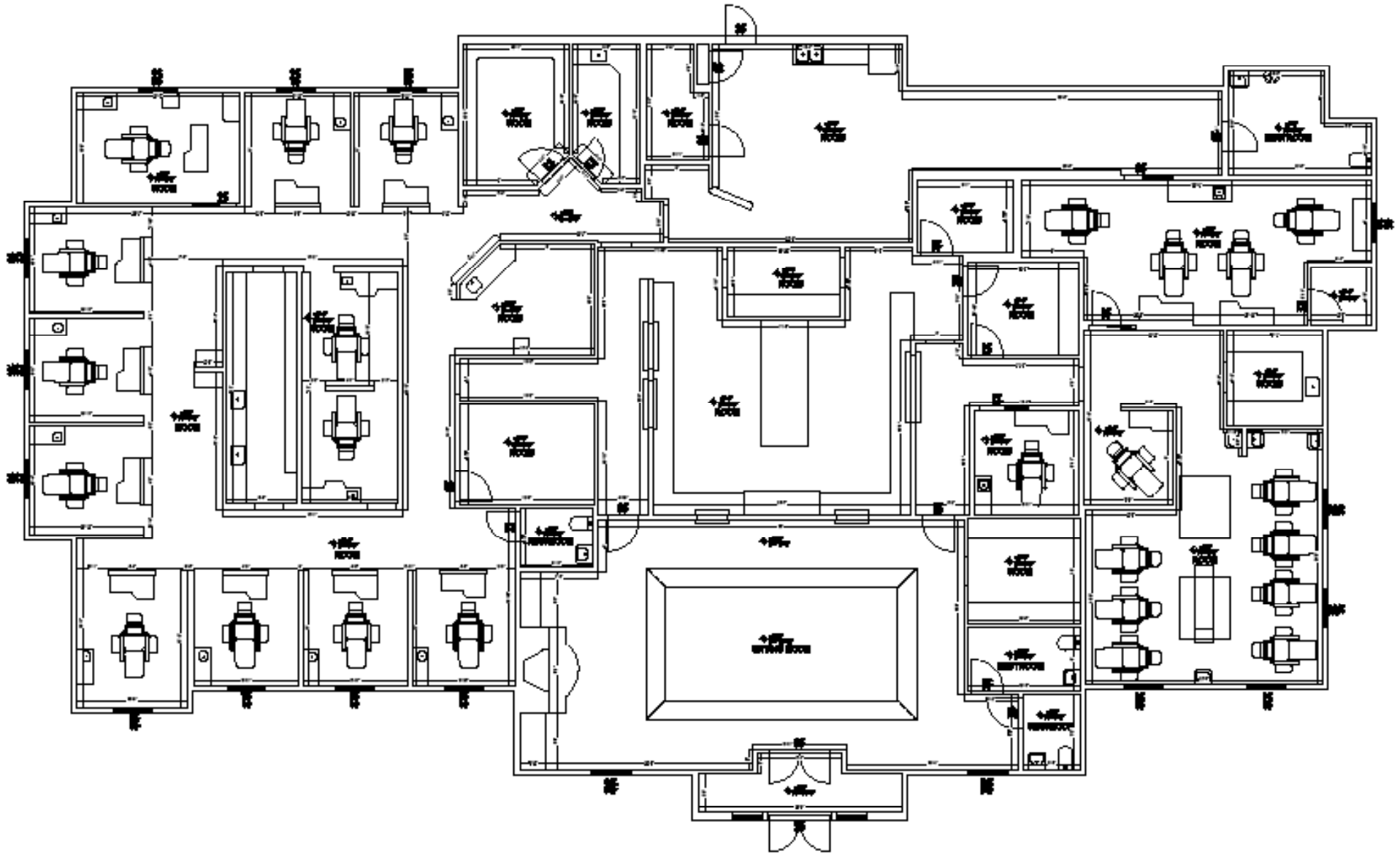


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Southlake, TX



GROSS INTERNAL AREA: 7683.52 SQ FT

<http://reg.walshof.com/show/?p=52&id=638>

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2021 Estimated Population	5,005	55,797	120,952
2026 Projected Population	5,153	58,816	130,782
Projected Annual Growth 2021 to 2026	0.58%	1.06%	1.58%

Daytime Population

	1 Mile	3 Miles	5 Miles
2021 Est. Total Daytime Population	11,034	76,721	155,208
2021 Est. Total Employees	8,822	52,549	100,434

Income

	1 Mile	3 Miles	5 Miles
2021 Est. Average Household Income	\$138,070	\$152,006	\$174,325
2021 Est. Median Household Income	\$102,588	\$105,962	\$130,104

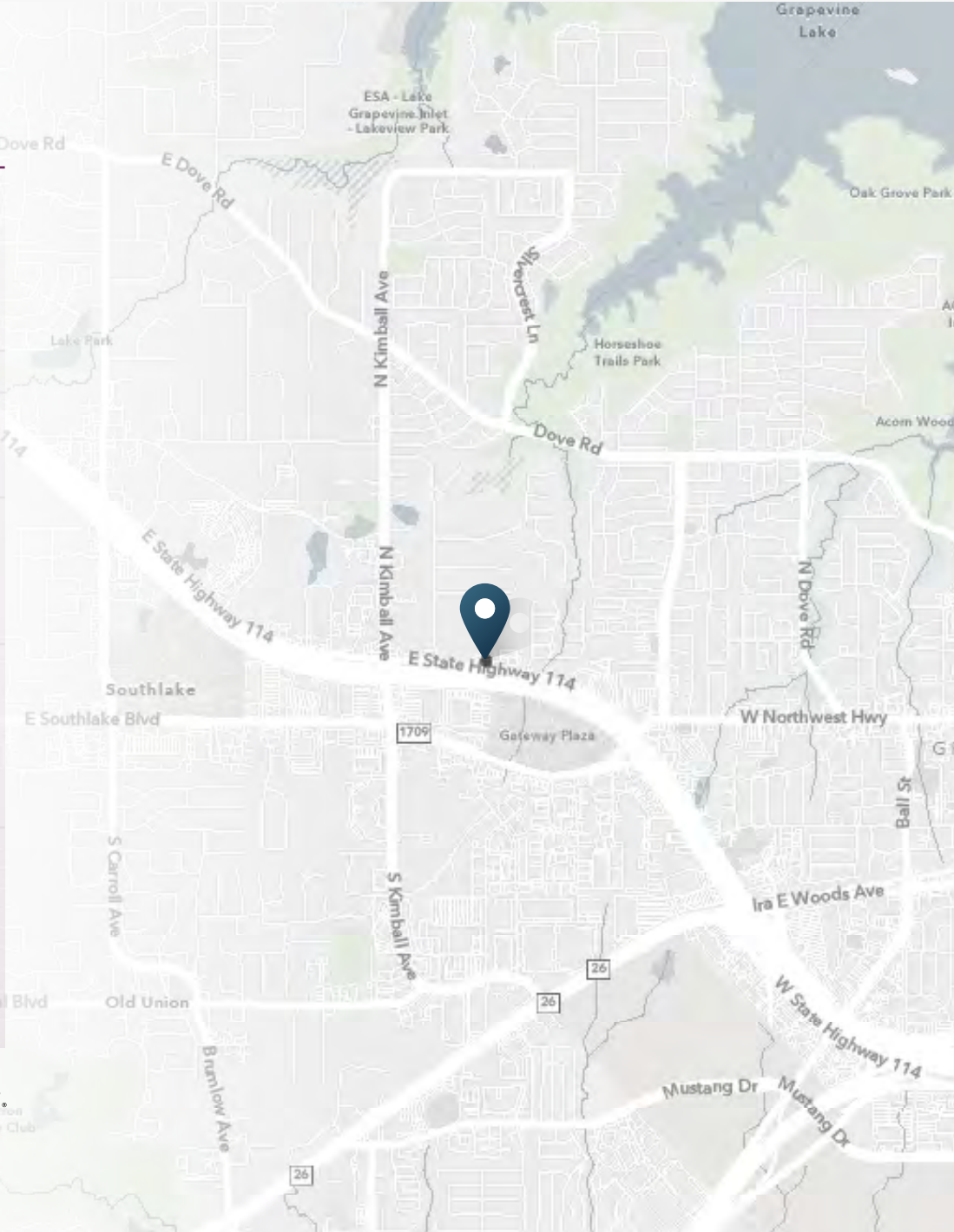
Households & Growth

	1 Mile	3 Miles	5 Miles
2021 Estimated Households	1,997	20,488	43,706
2026 Projected Households	2,053	21,525	47,304
Projected Annual Growth 2021 to 2026	0.55%	0.99%	1.59%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2021 Est. White	82.7%	76.5%	78.6%
2021 Est. Black or African American	3.2%	4.2%	4.1%
2021 Est. Asian	6.3%	6.0%	8.4%
2021 Est. American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Est. Pacific Islander	0.4%	0.2%	0.1%
2021 Est. Hispanic	15.9%	21.3%	14.7%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners

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