

# FOR LEASE | 2nd Gen Retail - 1297 FM 407 #318

Lewisville, TX 75077



## Offering Summary

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$20.00 SF/yr (NNN) |
| Building Size: | 24,400 SF           |
| Available SF:  | 1 SF                |

## Property Overview

1,000 SF second-gen retail space for lease. Great neighborhood strip center located on McGee Ln and Justin Rd in Lewisville, TX. Easily accessible and just minutes from the I-35E Tollroad.

## Property Highlights

- Great location
- 1,000 SF 2nd Gen retail space
- Great neighborhood strip center
- Minutes away from the I-35E Tollroad

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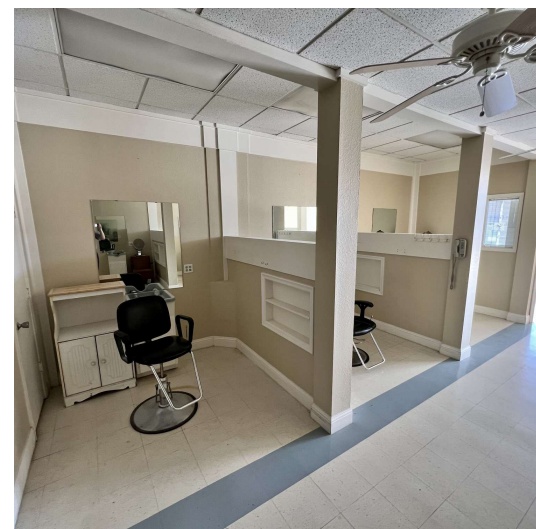
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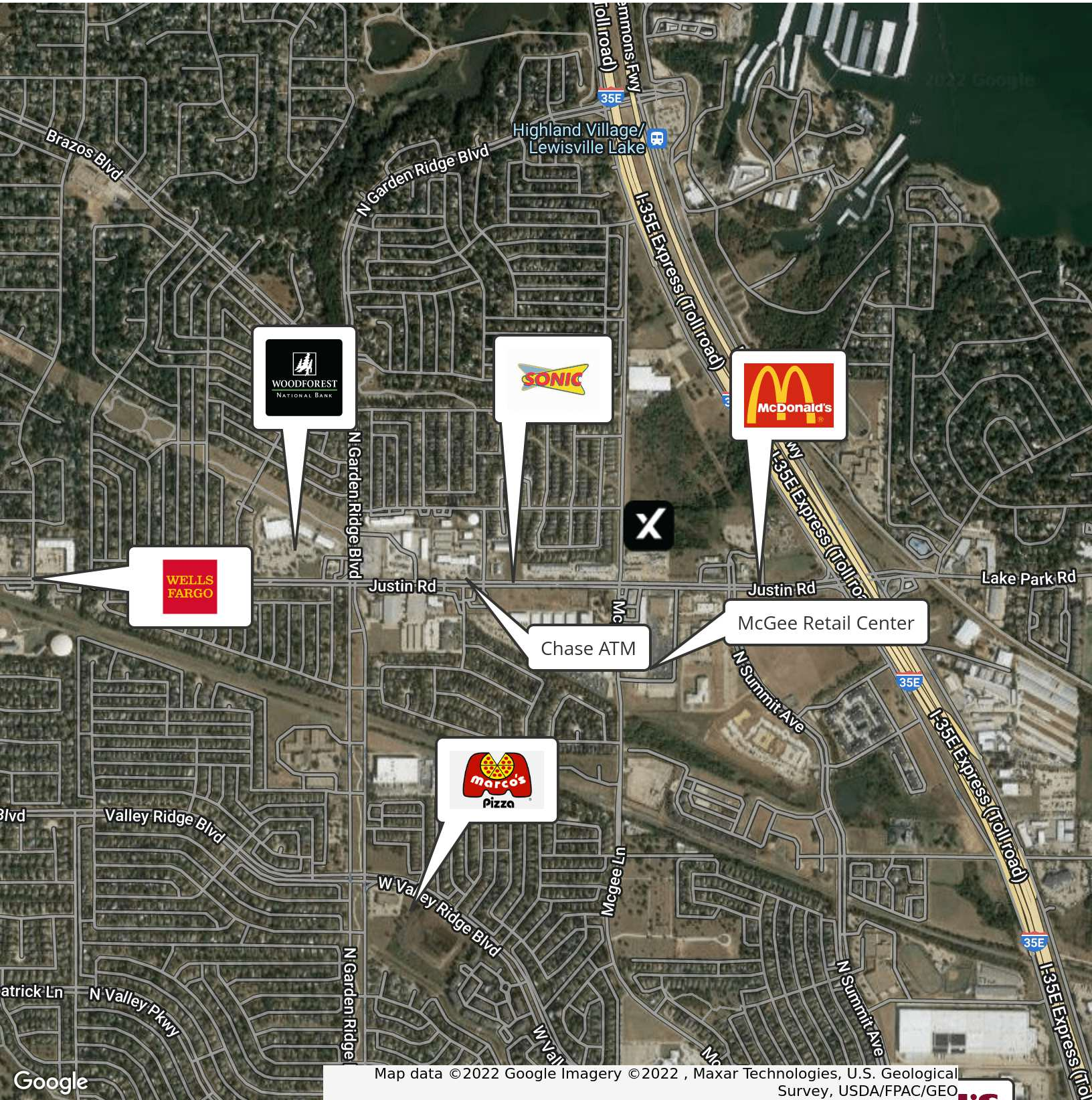
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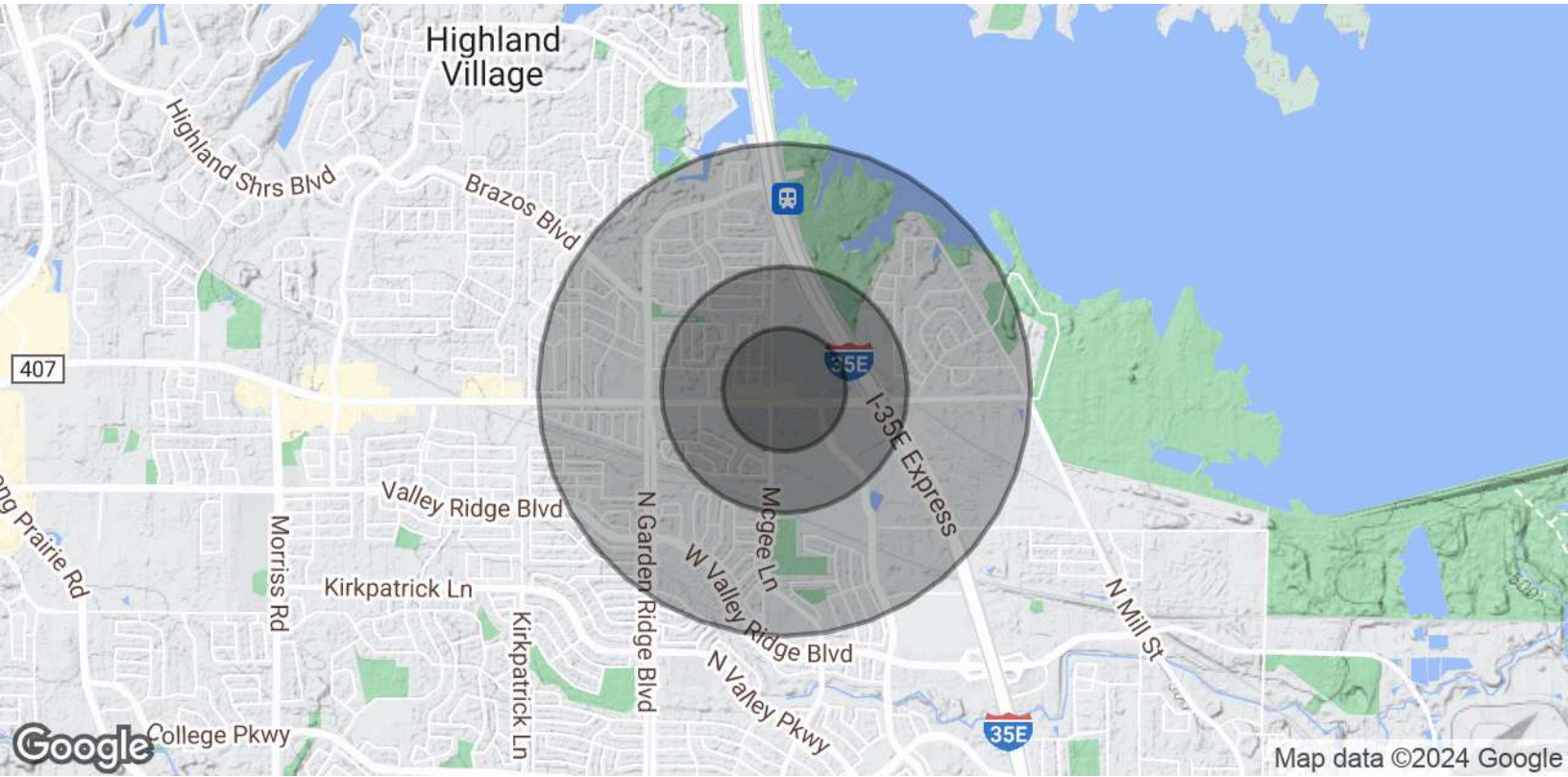
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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 960        | 3,100     | 11,417    |
| Average Age          | 34.9       | 35.3      | 36.9      |
| Average Age (Male)   | 35.2       | 35.6      | 35.5      |
| Average Age (Female) | 27.1       | 28.2      | 37.3      |
| Households & Income  | 0.25 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 269        | 900       | 3,679     |
| # of Persons per HH  | 3.6        | 3.4       | 3.1       |
| Average HH Income    | \$103,899  | \$102,166 | \$107,562 |
| Average House Value  | \$280,957  | \$271,902 | \$261,511 |

\* Demographic data derived from 2020 ACS - US Census

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