

FOR LEASE

Dalrock Center

8600 Lakeview Pkwy, Rowlett, TX 75088

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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Offering Summary

Lease Rate: \$24.00 SF/yr (NNN)

Building Size: 6,124 SF

Available SF: 1,548 - 2,250 SF

Property Overview

3 Years Lease term
Former wellness center

Property Highlights

Excellent Visibility on SH 66, Easy access to PGB Turnpike.

2,250 SF
Base rent: \$24.00/SF + \$5.00/SF NNN

1,548 SF
Base rent: \$24.00/SF + \$5.00/SF NNN

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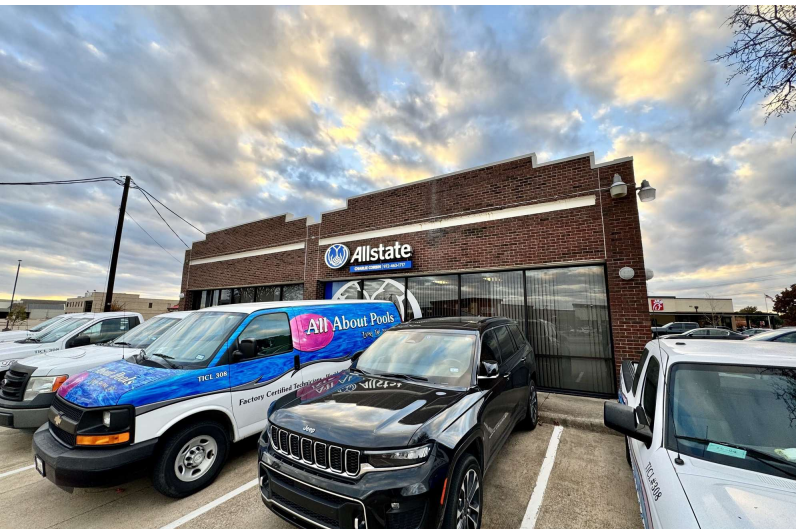
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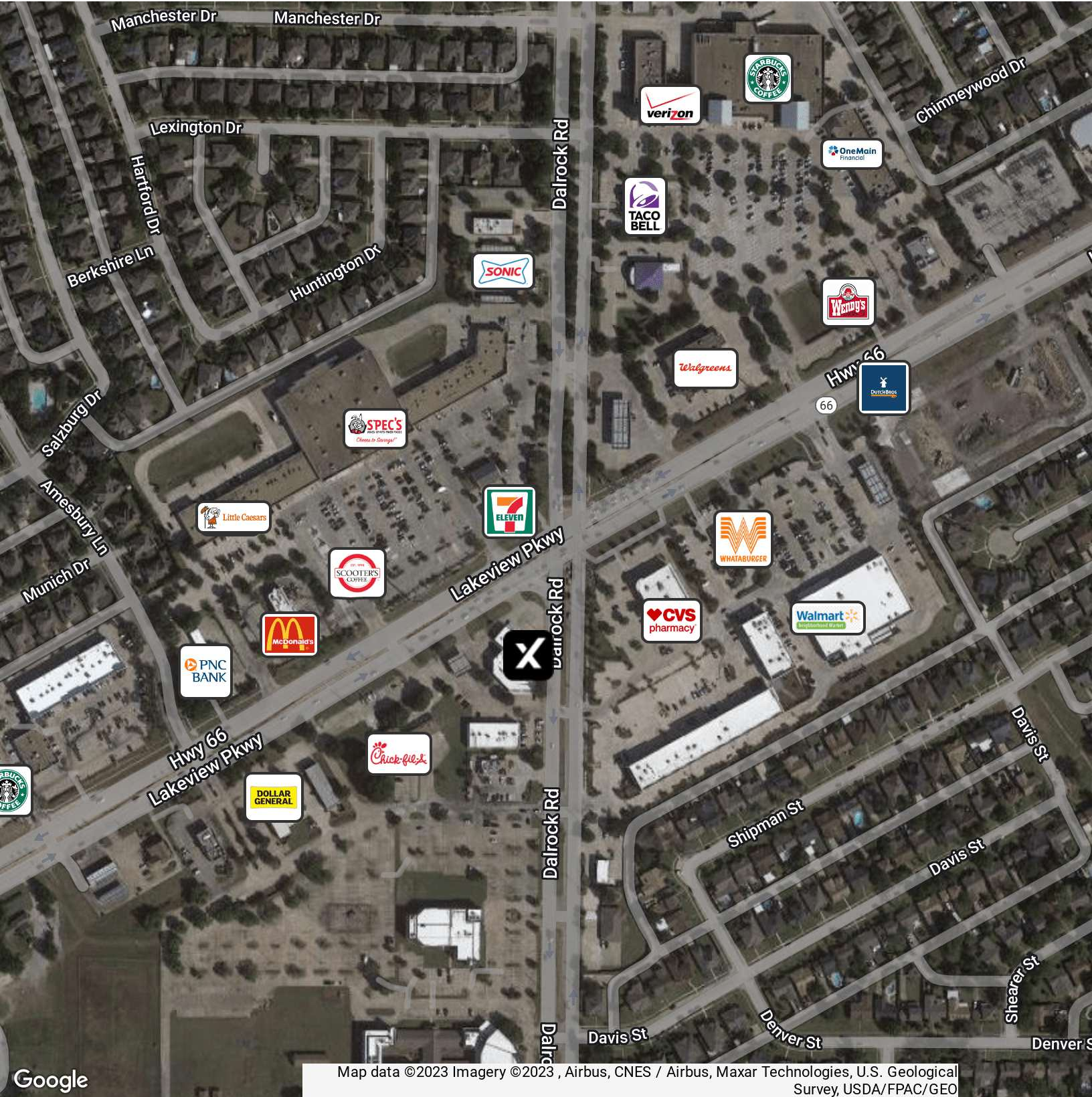
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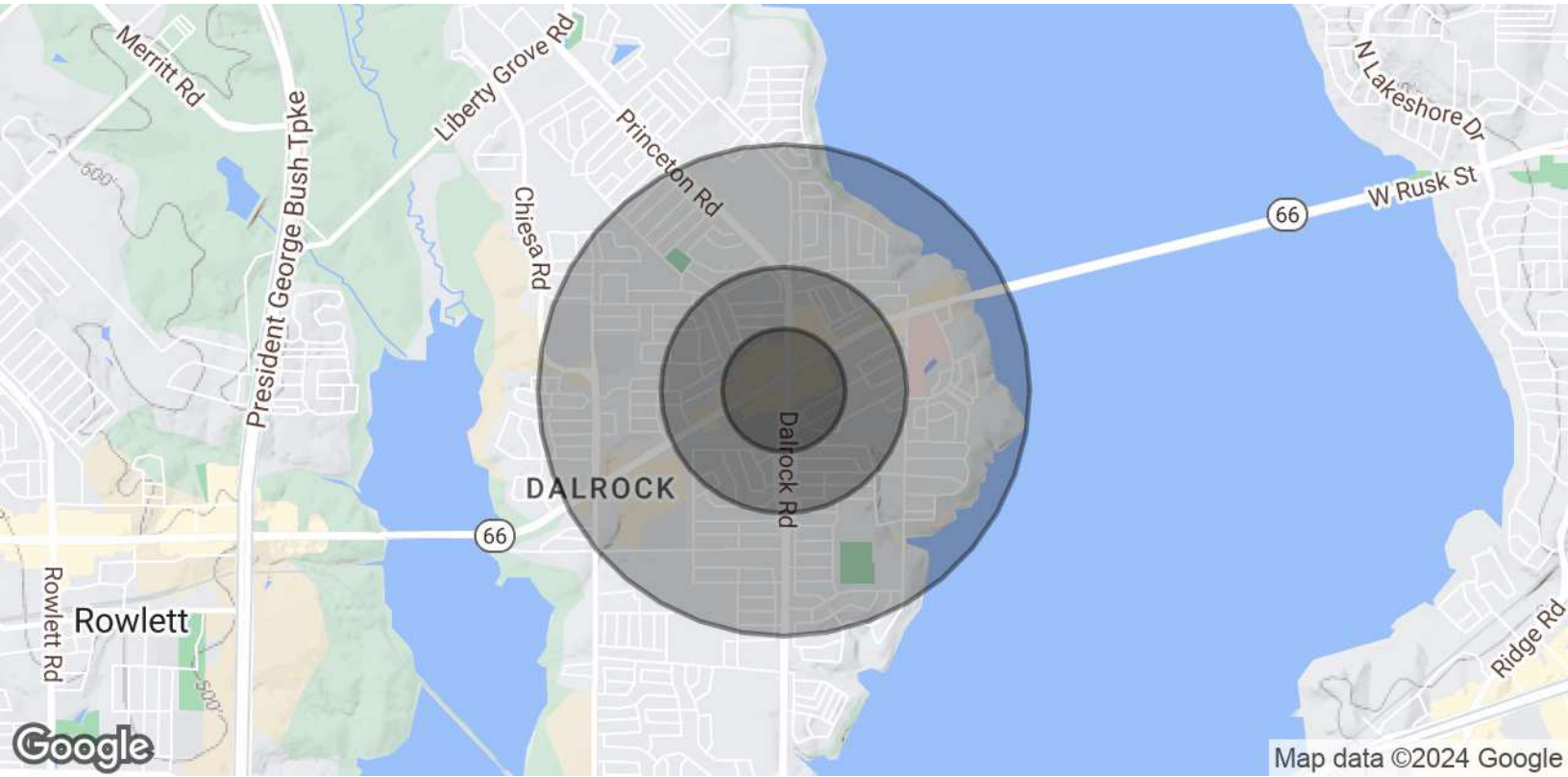
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,271	4,316	12,612
Average Age	37.7	38.0	38.4
Average Age (Male)	34.6	34.6	36.2
Average Age (Female)	41.5	41.9	40.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	402	1,396	4,192
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$106,227	\$103,414	\$107,708
Average House Value	\$215,983	\$218,321	\$226,060

* Demographic data derived from 2020 ACS - US Census

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