

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

980-4,120 RSF



Demographics	1-mile	3-mile	5-mile
Population	5,123	25,463	42,708
Households	2,197	10,007	15,583
Average HH Income	\$44,694	\$56,357	\$66,830

- 97,070 Square Foot Neighborhood Retail Center with National Tenants
- Excellent Freeway Visibility
- National Tenants include Ollie's Outlet, Metro by T-Mobile, Family Dollar, Snap Fitness, and more.
- Large Parking Field with Great Access
- Rapidly Growing Area

Type	Retail
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
E Lincoln Trail Blvd	12,745 VPD
Dixie Hwy South	28,900 VPD

PROPERTY AERIAL & SITE PLAN

