



2325 S Stemmons Fwy Lewisville, TX 75067

#3596 - LEWISVILLE, TX | RETAIL PROPERTY

FOR SALE/LEASE



PROPERTY DESCRIPTION

Free-standing building comprised of (2) buildings connected by a small corridor. The first building is 15,188 SF, while the second building is 29,392 SF.

PROPERTY HIGHLIGHTS

- Situated opposite Music City Mall (Formerly Vista Ridge Mall)
- Located right off the I-77/Hebron Parkway interchange
- Divisible to 15,188 SF
- Outparcel space available up to 4,000 SF

OFFERING SUMMARY

Available Size:	15,188 - 48,154 SF
Lot Size:	3.05 Acres
Lease Rate:	TBD
Tax Rate:	\$1.90 / SF



JEFF ROSS

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ROBERT CRUM

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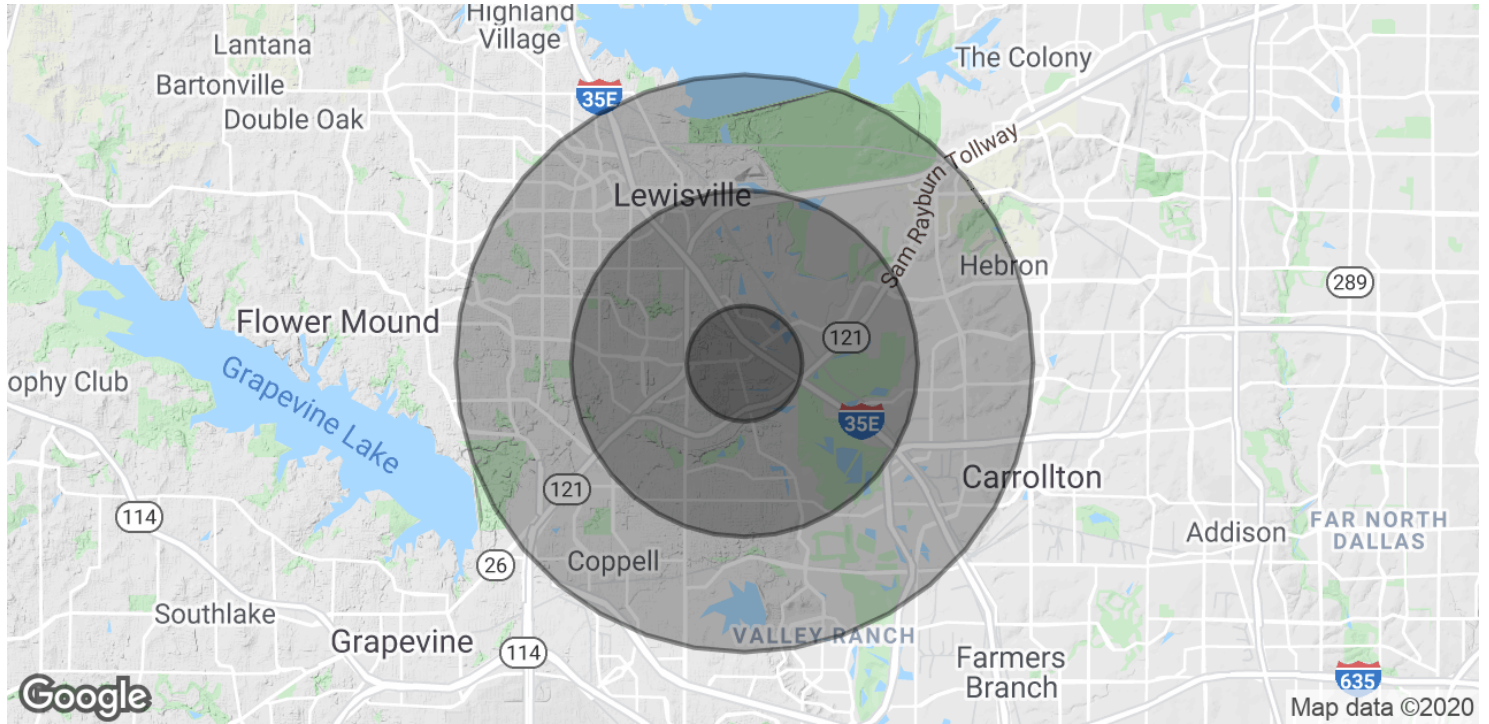
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,896	79,157	192,992
Average age	28.1	32.3	33.7
Average age (Male)	27.9	31.9	33.7
Average age (Female)	28.5	32.3	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,206	31,503	73,066
# of persons per HH	1.9	2.5	2.6
Average HH income	\$54,413	\$84,071	\$89,338
Average house value	\$203,722	\$253,271	\$247,720

* Demographic data derived from 2010 US Census

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