



## FOR LEASE MEDICAL | GENERAL OFFICE SUITES 5401 Long Prairie Road (FM 2499) Flower Mound, TX

### LOCATION:

This new office building is conveniently located on the NWC of the Long Prairie Road (FM 2499) and Waketon Road intersection, north of the Texas Health Presbyterian Hospital and the River Walk at Central Park development. Site is close to retail and restaurant offerings, near the intersection of FM 407 (Justin Rd) and Long Prairie Rd (FM 2499).

### SIZE:

#### **LAST SPACE AVAILABLE**

- Suite 110 – 2,592 RSF

### LEASE RATE:

- \$29/SF/YR Base Rent + NNNs

### SPACE CONDITION:

- Shell Space – Tenant Improvement Allowance Available. See Broker for information.

### AVAILABILITY:

- Available now for delivery for Tenants to start their finish-outs.

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### DEMOGRAPHIC DATA\*:

- Average Household Income - \$160,782 (w/in 2 mi radius)
- Population – 526,861 (w/in 10 mi radius)
- Long Prairie Rd at Waketon Rd: Vehicles per Day – 18,750

\*Sourced from 2022 CoStar data



### FOR INFORMATION:

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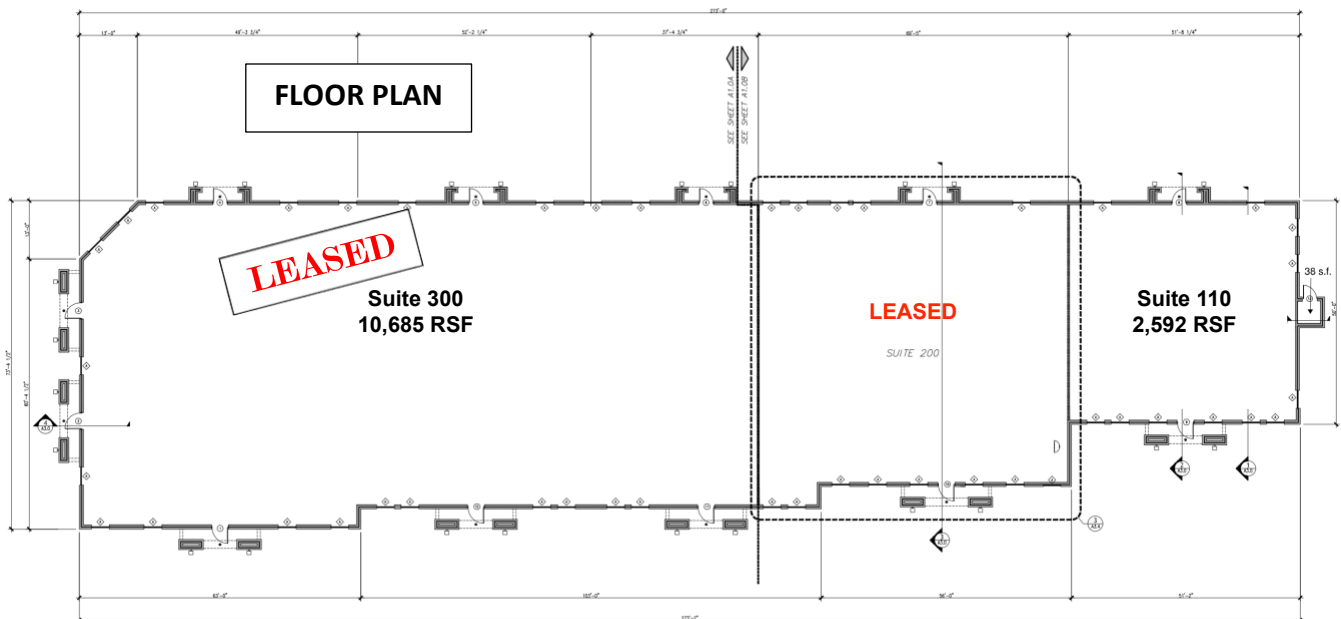
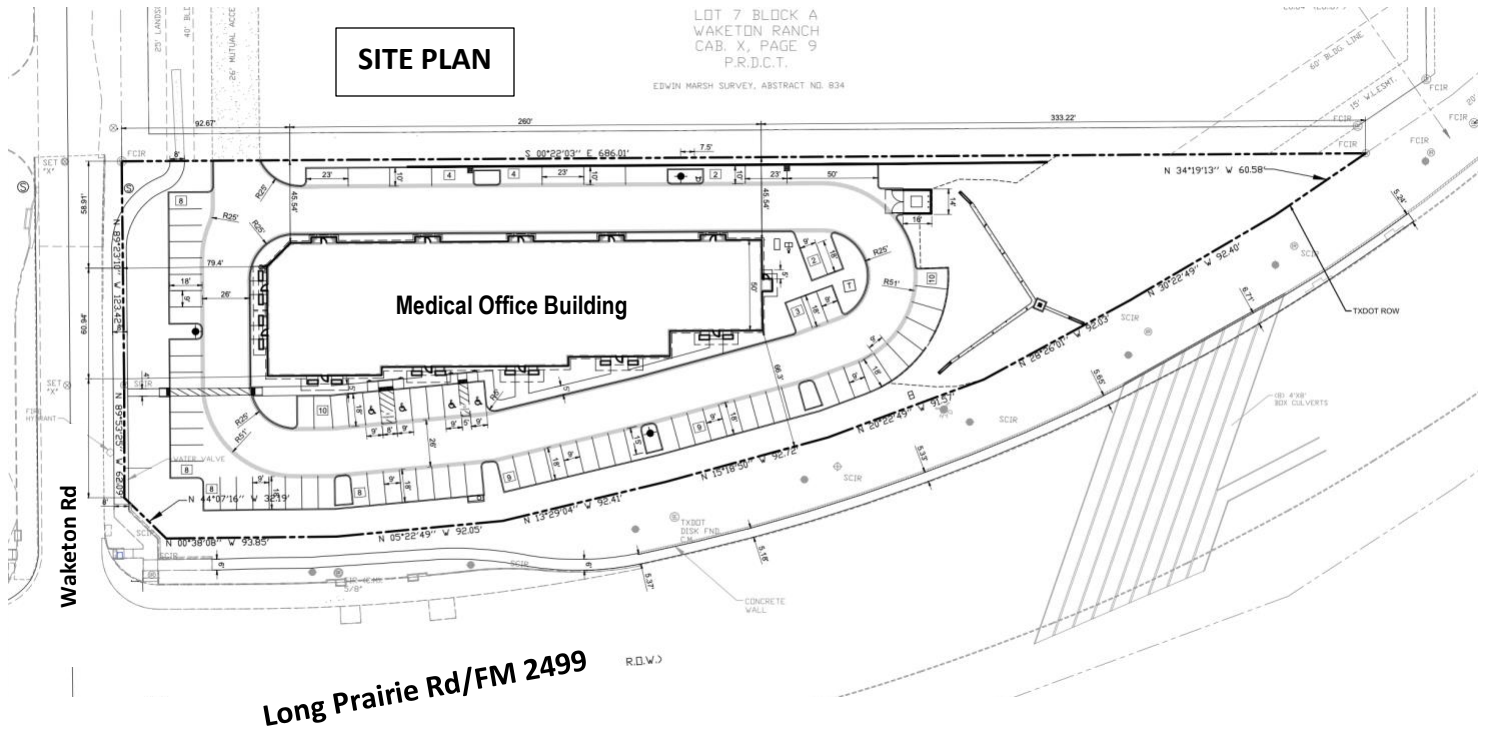
400 Parker Square, Suite 270H | Flower Mound, TX 75028

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# SITE PLAN/FLOOR PLAN

5401 Long Prairie Road  
Flower Mound, TX





**BRIDGE REALTY**  
of  
**TEXAS**  
COMMERCIAL REAL ESTATE

# MAPS

## 5401 Long Prairie Road Flower Mound, TX

