

# TIMBERLAKE

3502 LAKEVIEW PARKWAY, ROWLETT, TX



## PROPERTY OVERVIEW

Highly visible neighborhood shopping center anchored by Aldi Grocery, Goody Goody Liquor, and Harbor Freight. The property is situated along Lakeview Parkway exposing Tenants to over 40,000 vehicles per day. According to GPS tracking data, this Aldi store ranks in the Top 10 of all Aldi stores in a 50-mile radius. Nearby traffic generators: Target, Walmart, Taco Bell, Big Lots, Chase Bank, CVS, Walgreens, and Sprouts.

## TRAFFIC COUNTS

ROWLETT RD	31,610 VPD
LAKEVIEW PKY	45,350 VPD

GLA: 56,147 SF    WEB LINK: [jahrealty.propertycapsule.com/timberlake](http://jahrealty.propertycapsule.com/timberlake)

## DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	70,051	57,877	\$103,357
5 MILE	217,729	181,426	\$90,955

## LEASING CONTACT

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Rowlett Road

Lakeview Parkway/S.H. 66



TENANT	SQFT
3502 Harbor Freight Tools	13,391
3502A ACG Medical Supply	3,060
3506 Metro by T-Mobile	1,200
3508 Kiki's Authentic M...	1,600
3510 SOI Brow	1,000
3514 Cici's Pizza	5,600
3518 Louisiana Chicken	1,600
3520 Joy Nail Bar	1,600
3524 Erica Sample DDS	1,750
3526 Feng Cha Teahouse	2,963
3526A Shiny Wok Asian Cu...	1,335
3526B Mail Plus	1,250
3526C Available	1,100
3528 Faded & Co. Barber...	1,600
3528#101 Master Lee's Nine ...	1,800
3528#103 NK Nail and Spa	2,000
3532 Pancho's & Lefty	3,200
3534 FixItUp	1,100
3536 Nick's Sports Grill	4,973
3538#100 First Step Chiropr...	
3600 Scooter's	425

Availability Potential Availability

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