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

DEMOGRAPHICS

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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

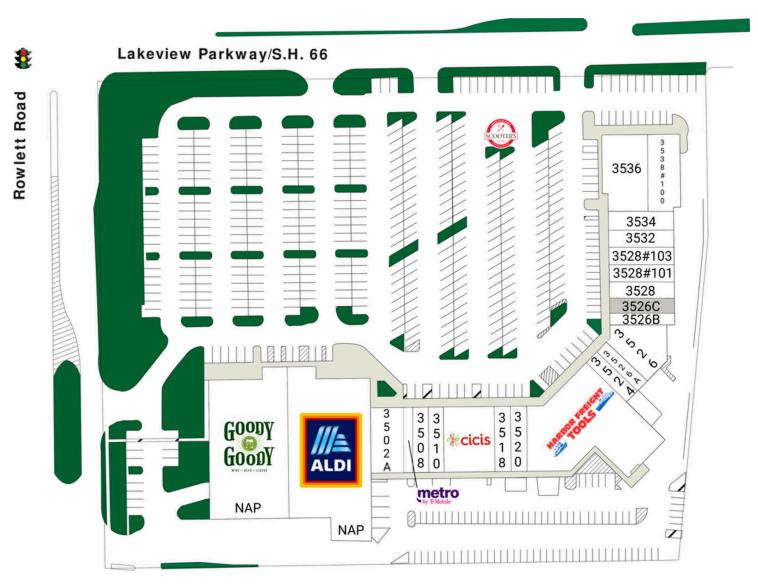
LEASING CONTACT

JAH REALTY

1717 Main Street, Suite 2600 Dallas, Texas 75201 P 214-220-0274 dfwleasing@jahco.net

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

Availability

Potential Availability

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