

# 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

| 2025<br>ESTIMATES |  TOTAL<br>POPULATION |  DAYTIME<br>POPULATION |  AVG. HH<br>INCOME |
|-------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 3 MILE            | 69,790                                                                                                  | 14,537                                                                                                    | \$111,652                                                                                               |
| 5 MILE            | 208,389                                                                                                 | 47,927                                                                                                    | \$97,109                                                                                                |

## LEASING CONTACT

### JAH REALTY

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|          | 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     | Available             | 3,200  |
| 3534     | FixItUp               | 1,100  |
| 3536     | Available             | 4,973  |
| 3538#100 | First Step Chiropr... |        |
| 3600     | Scooter's             | 425    |

■ Availability ■ Potential Availability

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