

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, Chase Bank, CVS, Walgreens, and Sprouts.

TRAFFIC COUNTS

ROWLETT RD	33,733 VPD
LAKEVIEW PKY	42,504 VPD

GLA: 56,147 SF

WEB LINK: jahrealty.propertycapsule.com/timberlake

DEMOGRAPHICS

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

LEASING CONTACT

JAH REALTY

1717 Main Street, Suite 2600
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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 Total Wireless	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 Bearded Monkey	4,973
3538#100 First Step Chiropr...	
3600 Available	425

Availability

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