

# 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](http://jahrealty.propertycapsule.com/timberlake)

## DEMOGRAPHICS

| 2026<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

### KURT BRADLEY

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JAH  
REALTY



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 Available             | 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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