TIMBERLAKE

3502 LAKEVIEW PARKWAY, ROWLETT, TX

JAH REALTY



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	36,466 VPD
LAKEVIEW PKY	43,721 VPD

GLA: 56,147 SF **WEB LINK:** jahrealty.propertycapsule.com/timberlake

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	70,911	14,957	$125,579
5 MILE	216,631	48,035	$109,534

LEASING CONTACT

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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	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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