



LEASE

3851 Long Prairie Rd

3851 LONG PRAIRIE RD

Flower Mound, TX 75028

PRESENTED BY:

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BRYSON HUDGENS

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PROPERTY SUMMARY



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PROPERTY DESCRIPTION

We are pleased to offer a versatile suite within a stabilized suburban center known for its strong history of tenant success. Formerly Anabell's Brazilian Wax, the space features a highly functional layout that easily adapts to various uses.

For Food & Beverage Operators: This is an exceptional site for a donut shop, bakery, or coffee house. The center's service-oriented mix and convenient on-site parking provide the perfect infrastructure for a high-volume morning business.

For Medical/Professional Users: The existing plumbing and private room layout are well-suited for medical, spa, or professional office needs.

PROPERTY HIGHLIGHTS

- Built-out reception area ideal for client-facing and service-based users
- 6 Individual Rooms/Offices, 1 Break Room, 1 Bathroom, 1 Storage Room
- Functional layout suited for medical, wellness, or professional services
- Located within a stabilized, service-oriented retail center

OFFERING SUMMARY

LEASE RATE:	Call for Pricing
NUMBER OF UNITS:	6
AVAILABLE SF:	1,212 SF
BUILDING SIZE:	12,759 SF

SVN | VERUS COMMERCIAL 2

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,212 SF	LEASE RATE:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 180	Available	1,212 SF	NNN	\$30.00 SF/yr

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SITE OVERVIEW



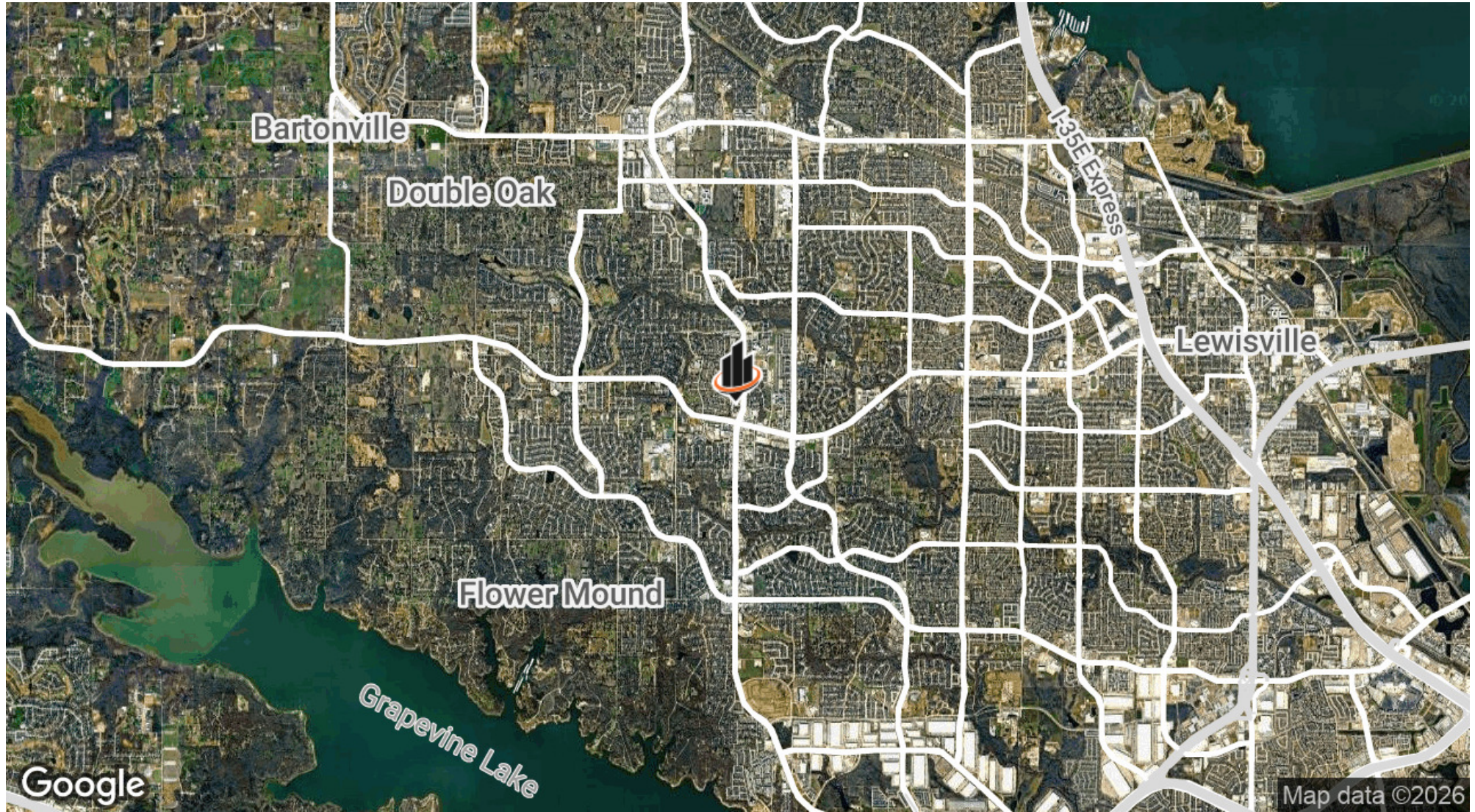
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

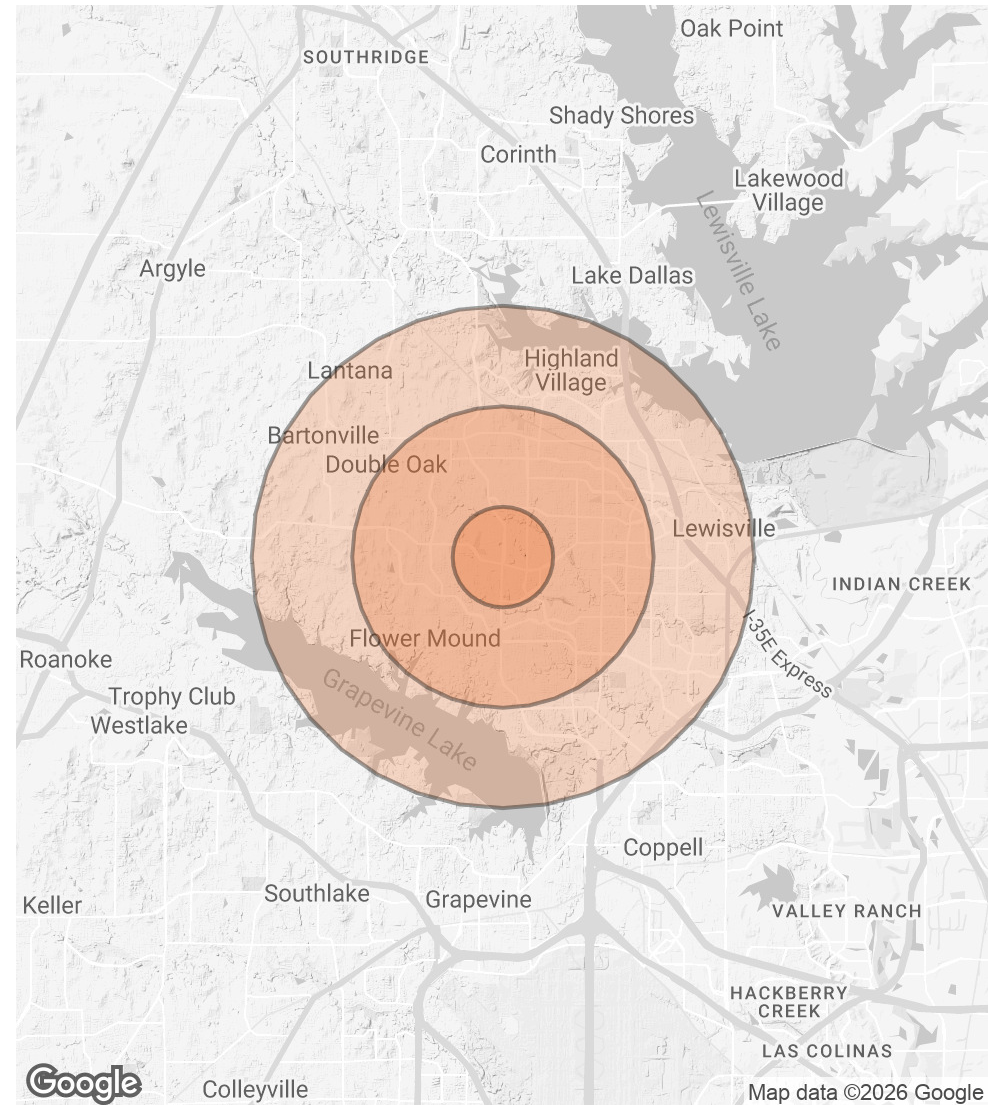
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,508	102,280	185,595
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,138	35,457	65,788
# OF PERSONS PER HH	2.6	2.9	2.8
AVERAGE HH INCOME	\$177,074	\$181,636	\$162,990
AVERAGE HOUSE VALUE	\$534,500	\$534,022	\$492,550

2020 American Community Survey (ACS)



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MEET THE TEAM



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