



LEASE

Lantana Retail

7160 JUSTIN ROAD

Lantana, TX 76226

PRESENTED BY:

BRAD TYNDALL

Phone: 940.381.2220

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BRYSON HUDGENS

Phone: 940.381.2220

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PROPERTY SUMMARY



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LANTANA RETAIL | 7160 Justin Road Lantana, TX 76226

PROPERTY DESCRIPTION

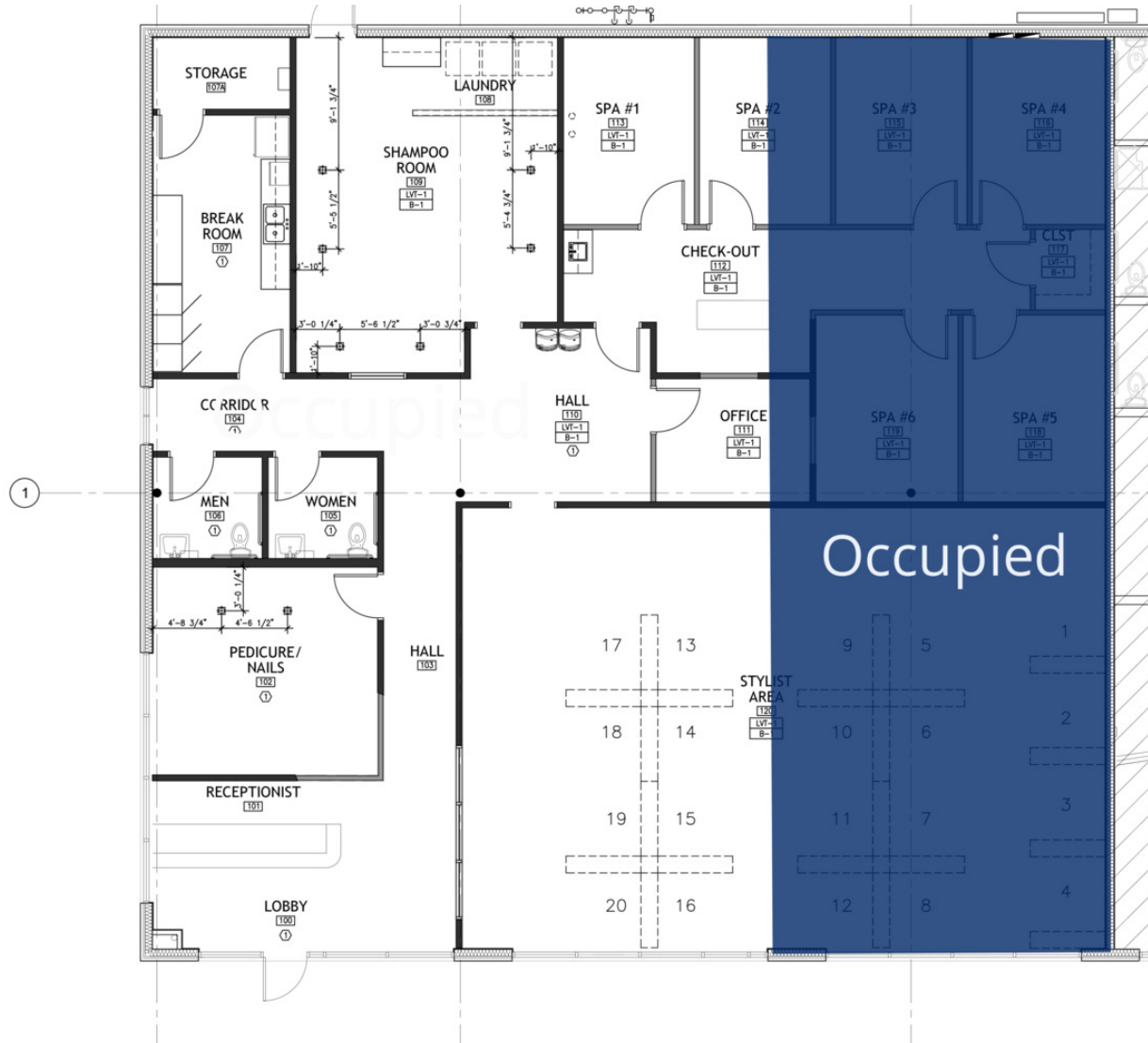
Now leasing a premier 2,420 SF restaurant opportunity at 7160 Justin Rd, perfectly positioned in the heart of the high-growth Lantana market. This highly visible space is a rare "plug-and-play" find for fast-casual or quick-serve operators, featuring both a dedicated drive-thru and an existing grease trap to significantly streamline your build-out. Situated along the high-traffic FM 407 corridor, the site benefits from exceptional visibility and easy access, capturing the heavy daily-needs traffic of the surrounding affluent residential communities. With a location backed by strong demographics, this endcap offers the ideal footprint for a brand looking to thrive in one of the area's most sought-after retail pockets.

OFFERING SUMMARY

LEASE RATE:	\$29.50 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	2,420 SF
BUILDING SIZE:	10,384 SF

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PLANS



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
2	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
3	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
4	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
5	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
6	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
7	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
8	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
9	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
10	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
11	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
12	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
13	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
14	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
15	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
16	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
17	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
18	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
19	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL
20	ISSUED FOR PERMIT	10/20/2020	BRAD TYNDALL

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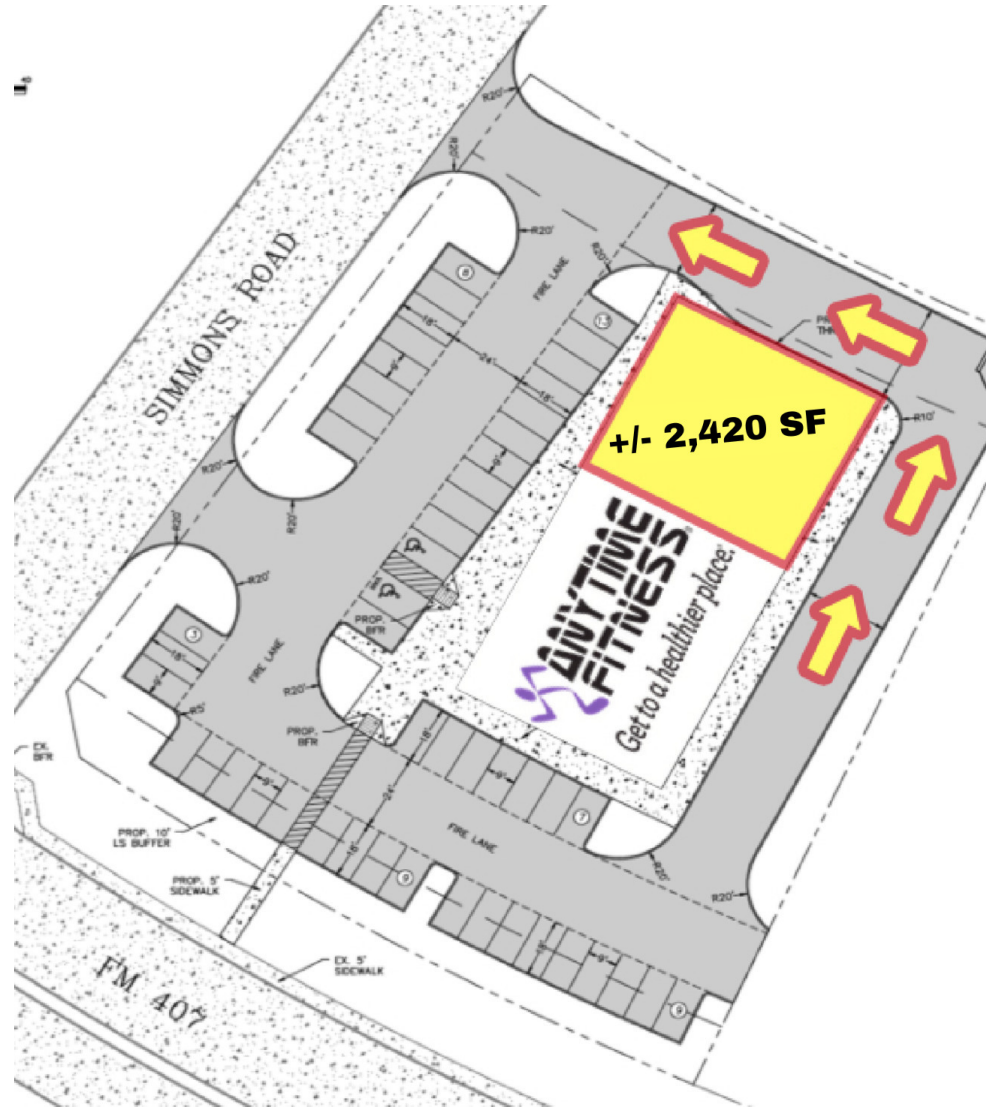
ADDITIONAL PHOTOS



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DRIVE THROUGH



BRAD TYNDALL
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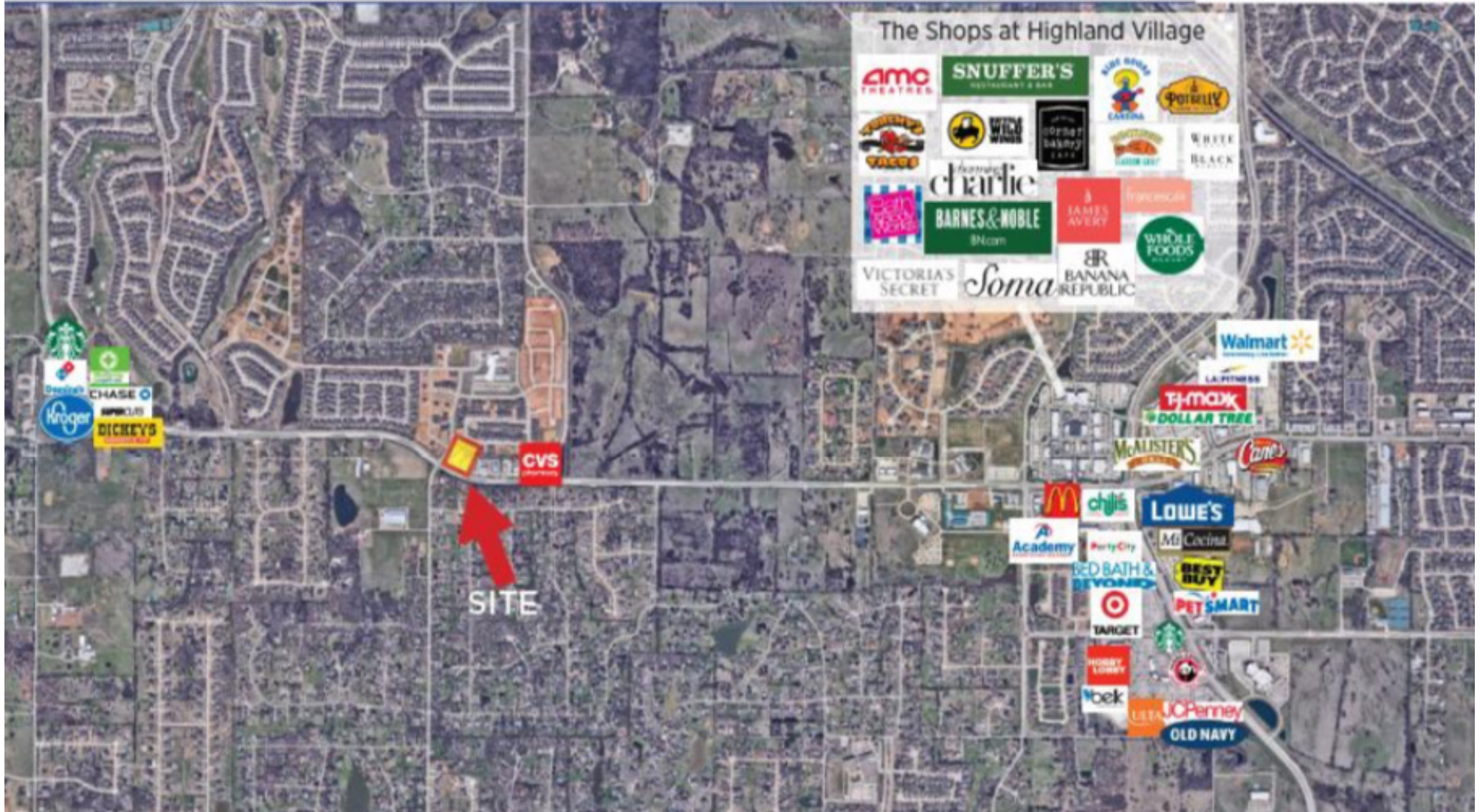
LOCAL RETAIL MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

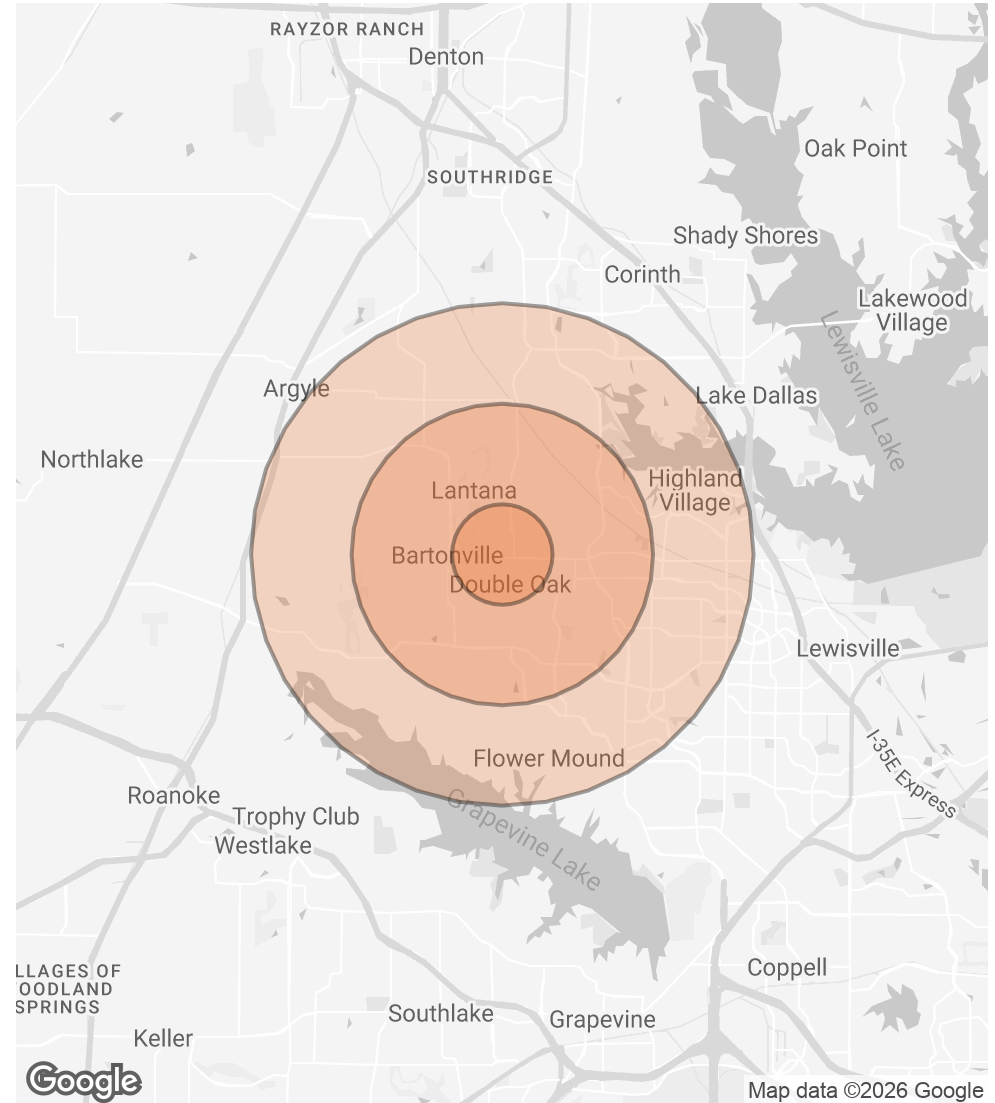
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,763	46,251	125,833
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,825	15,011	42,604
# OF PERSONS PER HH	3.2	3.1	3
AVERAGE HH INCOME	\$249,226	\$230,626	\$196,429
AVERAGE HOUSE VALUE	\$693,980	\$698,817	\$599,375

2020 American Community Survey (ACS)



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