



FOR SALE/LEASE

# Medical Office

1835 E Southlake Blvd, Southlake, TX 76092

2,057 SF Available



Accelerating success.

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Suite 900  
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# Property Overview

Located in Southlake's prestigious medical and retail corridor, 1835 E Southlake Blvd offers up to 2,057 SF of premium medical office space with a high-end finish-out. Featuring prominent frontage along Southlake Boulevard and visibility to over 43,856 vehicles per day, the property ensures maximum exposure and easy access for both patients and healthcare professionals. Positioned adjacent to Texas Health Harris Methodist Hospital Southlake, and set within one of DFW's most affluent communities, this is an ideal opportunity for medical, dental, or wellness practices seeking a professional, upscale environment.



VPD - 43,856





## Property **Highlights**

- High-End Medical Finish-Out
- Rare Building and Monument Signage on Southlake Blvd
- Suite 110 – 2,057 SF (8 Exam Rooms)
- 3.82/1,000 Parking Ratio
- Surrounded by upscale retail, dining and medical services





# Southlake, Texas

Southlake, Texas, is a vibrant and affluent community situated in the Dallas-Fort Worth metropolitan area. As of the 2020 census, the city had a population of 31,265 residents. Known for its upscale lifestyle, excellent schools, and strong local economy, Southlake has become a sought-after destination for both families and businesses.

2024	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	3,266	56,380	121,657
<b>Estimated Households</b>	955	20,030	44,236
<b>Average Household Income</b>	\$280,967	\$205,073	\$211,172
<b>Median Household Income</b>	\$200,001	\$158,405	\$160,727





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