

RETAIL SPACE for LEASE

1,170 to 3,768 SF

Flower Mound, TX



Location: SWC of Long Prairie Rd. (FM 2499) & Flower Mound Rd. (FM 3040). Other tenants include: Chili's; Ci-Ci's Pizza; Bicycles Plus; Sport Clips

Available Space: Ste. 116: 1,929 SF - \$19.00/SF + NNN's (2 rear offices and restroom);
Ste. 200: 2,125 SF - \$19.00/SF + NNN's (In the "elbow" of the Center!);
Ste. 260: 3,768 SF - \$18.50/SF + NNN's (Former **Chinese Restaurant!**);
Ste. 312: 1,170 SF - \$20.00/SF + NNN's (Former Chiropractic office).

Traffic: **65,769 CPD intersection!** (Town of Flower Mound - 2013).

Income: Average household income over \$135,490. (F.M. Econ. Dev.).

Stability: ***9 of the 17 Tenants in the Center have been here since it opened in 2001!***

For further information contact: Rich Muller



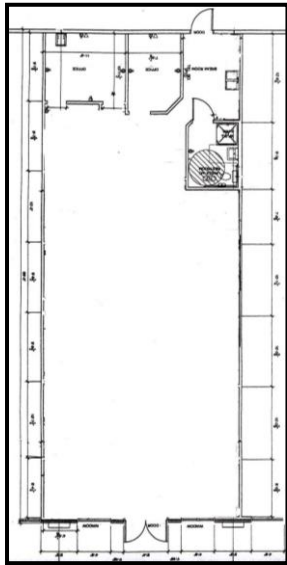
Vintage Realty

2980 Long Prairie Rd., Suite D

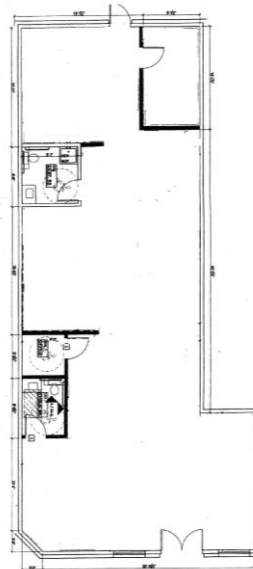
Flower Mound, TX 75022

972/355-0669 or Fax 972/355-5477

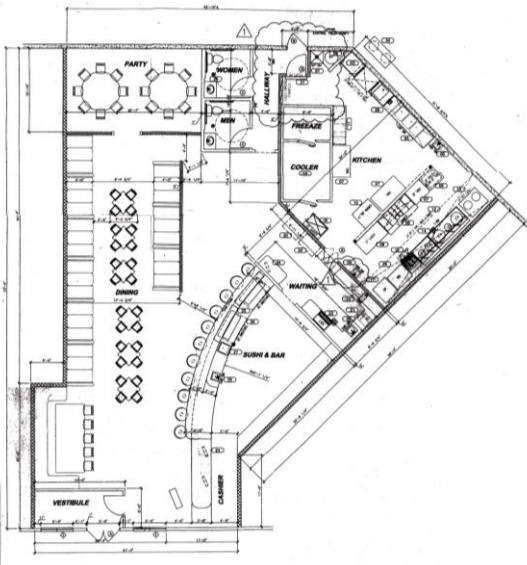
Email: Rich@VintageRealty.net or, www.VintageRealty.net



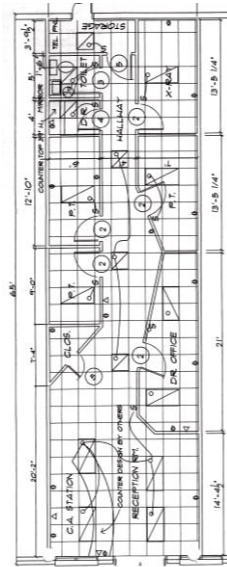
Ste. 116 – 1,929 SF



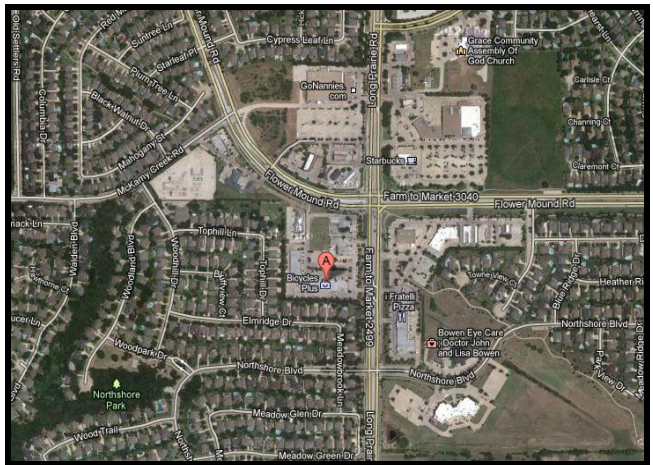
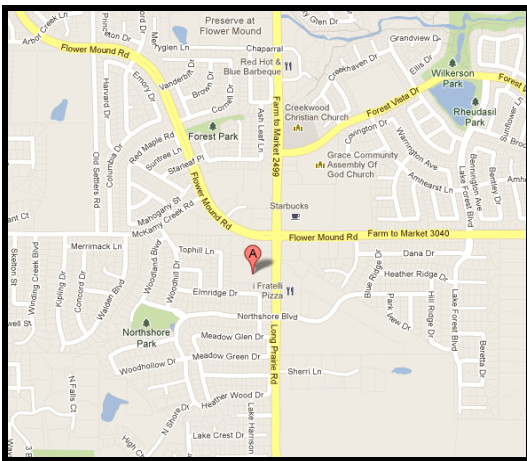
Ste. 200 – 2,125 SF



Ste. 260 – 3,768 SF



Ste. 312 – 1,170 SF



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