



Building for Lease: 726 W Main St FM 1171, Lewisville

Building

726 W Main St

Lewisville, TX 75067

Lewisville Retail Submarket

Building Information



Asking Rate
\$35.00/SF NNN



Building Size
2,851 SF



Parking
41 Spaces



Drive Thru
Yes



Occupancy
Immediate



Location
FM 1171 (Main St) at I-35. 121 with convenient access to SH-183, 1-35W, Loop 820 & DFW Airport



Paul Harmon

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Location Highlights

Completely renovated in 2016

Across street from WalMart Super Center, and Sam's Club

Morning side of the street

.3 miles to I-35

.5 miles to Lewisville Highschool (Enrollment over 4,300 students in 11th and 12th grade)

56,555 cars per day on FM 1171

	1M	3M	5M
Population (2018)	17,372	109,908	206,843
Population Growth (2018-2023)	13.28%	13.5%	13.56%
Expected Population (2023)	19,679	124,747	234,892
Income Median	\$53,096	\$70,712	\$85,675



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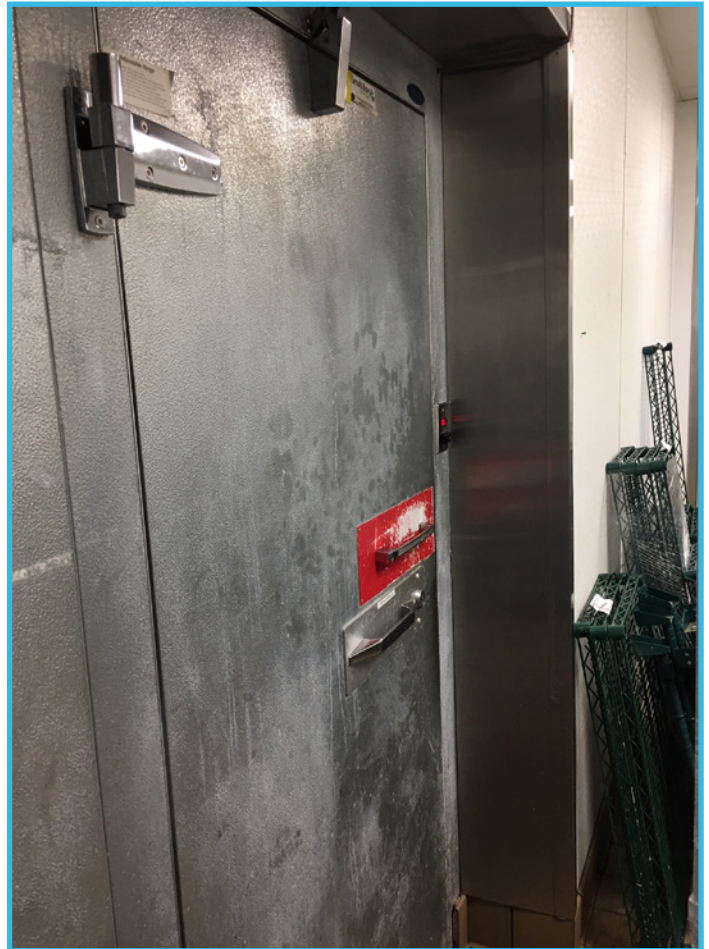
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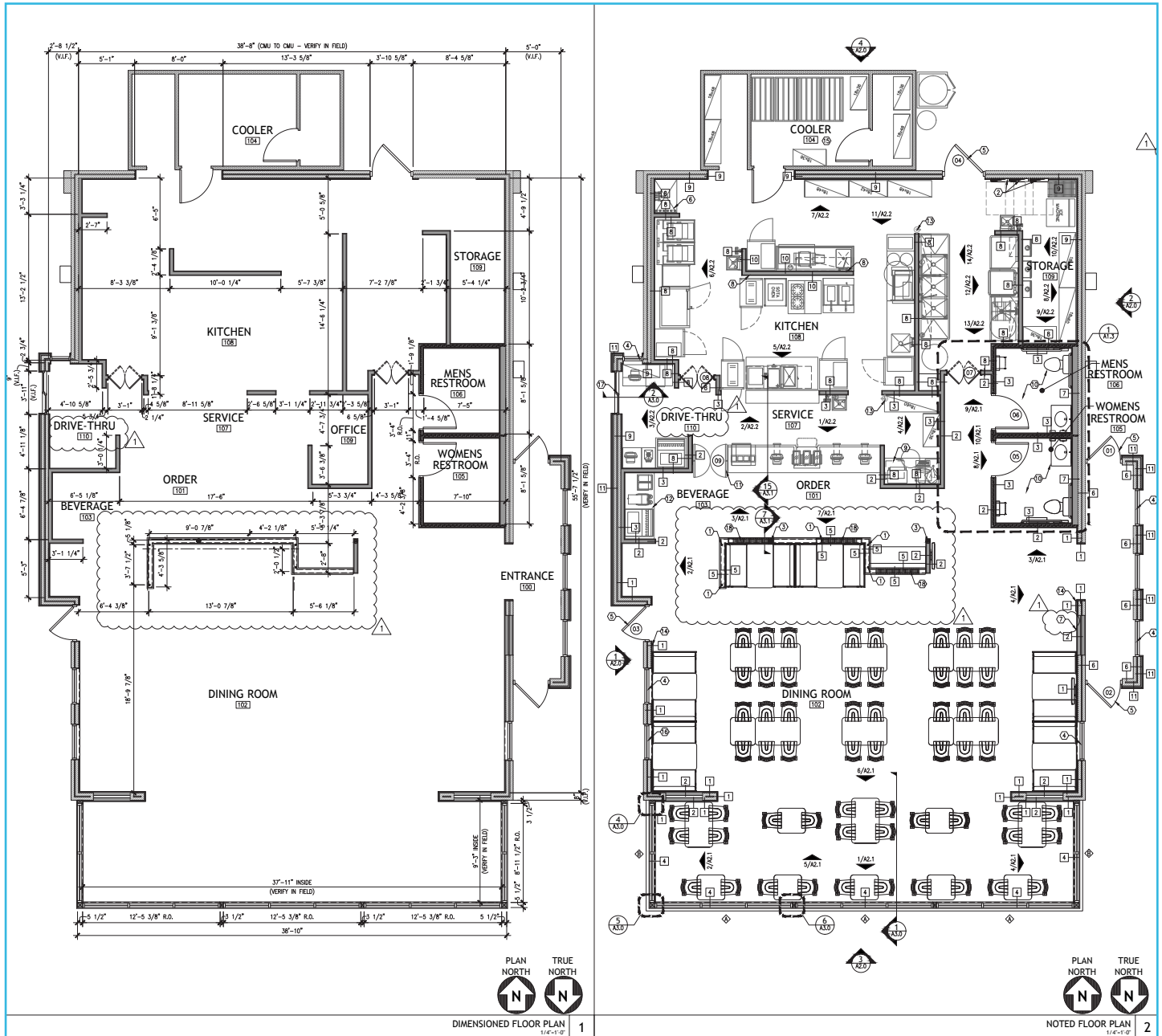
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Photos: 726 W Main St



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Dimensioned Floor Plan

Noted Floor Plan



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