

# PARK VILLAGE

FOR LEASE

SOUTHLAKE, TEXAS 76092

SWC FM 1709 & S. CARROLL AVENUE

AMY PJETROVIC

TIM HENSON



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# PARK VILLAGE



Suite #	Tenant Name	SF
1001		21,803
1011	REI	22,368
1021	AVAILABLE	3,016
100	Beauty Brands	7,333
110	Sovn	3,335
1051	Michaels	20,794
1061	Kirklands	11,590
120	AVAILABLE	3,582
130	Park Village Nails	2,555
140	Pilates Barre	2,598
150	AVAILABLE	2,131
160	Lukes Locker	7,350
200	Potbelly	2,008
202	Menchies Frozen Yogurt	1,473
204	Cowboy Up	1,182
206	Lash Lounge	1,000
208	Gigi's Cupcakes	1,178
209	The Joint	1,050
220	Malai Kitchen	2,742
240 & 250	AVAILABLE	7,857
260	Modmarket	2,757
270	Pretty Kitty	1,197
280 B	GNC	914
280 A	Juice Bar	909
290	Lemon Grass	1,928
300	Taverna Rossa	4,258
320	AVAILABLE	1,526
330	Lette Macarons	814
340	Sur La Table	5,798
370	Steel City Pops	1,198
390	Protein Fit Kitchen	2,089
400	Orvis	4,505
410	AVAILABLE	3,285
420	Grayson Allen Fine Jeweler	1,768
430	Paper Source	2,800
440	AVAILABLE	2,948
450	Engel and Volkers	1,938
1121	Gloria's	4,998
1131	Ra Sushi	4,988
500	Spa Habitat	2,206
510	Pure Point Financial	2,298
540	Luna Grill	2,651

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 EST POPULATION	4,917	57,975	123,491
2016 EST AVERAGE HH INCOME	\$233,433	\$165,870	\$164,261
2016 EST MEDIAN HH INCOME	\$190,546	\$117,117	\$122,669

TRAFFIC COUNTS	
FM 1709 / SOUTHLAKE BLVD	53,789 VPD
CARROLL AVENUE	22,477 VPD





**Burlington** **NIKE** **JCP** **sears**  
**AMC THEATRES** **RED BATH & BEYOND** **SUN & SKI SPORTS** **dressbarn**  
**BAM!** **BANANA REPUBLIC** **J.CREW**  
**ANN TAYLOR** **GameStop** **FOREVER 21**  
**RadioShack** **NAUTICA** **OSHKOSH** **DAAN SUSHI**  
**Marshalls** **SAKS FIFTH AVENUE** **Payless**  
**ROOMS TO GO** **AÉROPOSTALE** **PLACE** **NINE WEST**

**Harkins Theatres** **BARNES & NOBLE** **COACH** **Valentino** **GAP**  
**POTTERY BARN** **chico's** **Eddie Bauer**  
**WILLIAMS-SONOMA** **The Container Store** **70/20**  
**BANANA REPUBLIC** **NEW YORK & COMPANY**  
**sunglass hut** **AÉROPOSTALE** **WHITE | BLACK MARKET**  
**J.CREW** **LOFT** **SNUFFER'S** **TEALUCOS**  
**lululemon** **athletica** **Chocolate Factory** **Starbucks**  
**Christopher & Banks** **Ate Express** **MI Cocina**

**PETSMART** **McALISTER'S** **OfficeMax** **Starbucks**  
**STAPLES** **Kroger** **LOWE'S** **Michaels**  
**DICKY'S** **ANDERSON'S** **OLD NAVY** **KOHL'S**  
**ULTA** **WEIRS** **THE HOME THEATRE STORE**  
**BAKER BROS** **Justice**  
**aaronbrothers** **dressbarn** **GYMBOREE**  
**Chipotle** **MATRESS FIRM** **CALICO** **FITNESS HO**

**WORLD MARKET**  
**TARGET**  
**ROSS DRESS FOR LESS**  
**Office DEPOT**  
**Car's**

**CentralMarket**  
**rack** **BONEFISH GRILL** **DSW**  
**STARBUCKS** **Pier 1 imports**  
**KIRKLAND'S** **LENSCRAFTERS**  
**ZALES** **COAL VINES**

**COSTCO WHOLESALE** **new balance**  
**24 FITNESS** **ups**  
**COLD STONE** **Vitamin**

**FREEBIRDS** **HENRIERS** **CARRABBA'S**

**Bob's**

**M**

**SPROUTS**  
**SOUTHLAKE MARKETPLACE**  
**HOBBY LOBBY** **Brook Mays** **TACO BELL**

**Tom Thumb** **Starbucks**

**SITE**

**MEDICAL OFFICE**

**SOUTHLAKE TOWN SQUARE**

**SHOPS OF SOUTHLAKE**

**CARILLON**

**CHILDREN'S MEDICAL CENTER SPECIALTY CARE CENTER**

**FOREST PARK MEDICAL CENTER**

**CEDARIDGE OFFICE PARK**

**GATEWAY CHURCH SOUTHLAKE CAMPUS**

**HARRIS METHODIST HOSPITAL**

**BAYLOR REGIONAL MED CENTER**

**BAYLOR TEXAS RESORT**

**114 TEXAS**

**114 TEXAS**

**121 TEXAS**

**SOUTHLAKE BLVD (FM 1709)**

**COLLEYVILLE RD (HWY 26)**

**N WHITE CHAPEL BLVD**

**N CARROLL AVE**









