

±50,551 SF MULTI-TENANT RETAIL CENTER IN THE HEART OF LEWISVILLE



LAKE + OAK
COMMONS

359 LAKE PARK ROAD
LEWISVILLE, TEXAS

AVAILABLE
FOR LEASE

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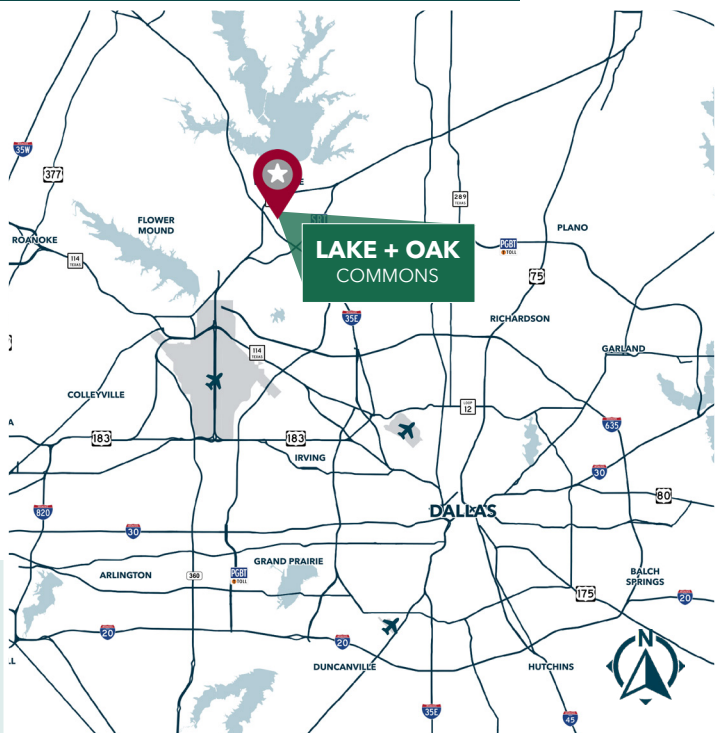


PROPERTY HIGHLIGHTS

- Strategically positioned at the prominent intersection of Lake Park Road and Oakridge Boulevard
- Ample parking
- 1 minute to I-35 E
- Rebuilt Main Street (FM 1171) interchange completion 2027
- On-site automotive service, event center & established professional-office tenants

FOUR AVAILABILITIES

- Suite 112: 1,363 SF
- Suite 113: 1,245 SF
- Suite 112 & 113: 2,608 SF
- Suite 129 A: 1,453 SF



FOR MORE INFORMATION:

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HIGH VISIBILITY & EASY ACCESS

- Located at the hard corner of Lake Park Road and Oakridge Boulevard
- Convenient access to I-35E, strong daily traffic counts
- Ample surface parking
- Prominent signage opportunities

MINUTES FROM LAKE PARK

- Located approximately half a mile from Lake Park. Access to Lake Lewisville
- Nearby golf, boating, camping, soccer and baseball fields
- The center is well-positioned to serve park visitors seeking convenient food, services and recreation related retail.

GROWING TRADE AREA

- Old Town Lewisville is adding more than 1,500 residential units in close proximity
- New retail, restaurants and a boutique hotel nearby
- Growing residential and mixed-use development in Old Town Lewisville is driving demand for services and increasing traffic

BUILT-IN CUSTOMER TRAFFIC

- Anchored by a fuel and convenience store operator
- Surrounded by automotive, event, office and restaurant users
- The property serves nearby apartments, townhomes and established residential neighborhoods

IDEAL TENANT USES

RETAIL & PERSONAL

- Boutique and Specialty Retail
- Salons, Spas and Beauty Services
- Nail, Barber, and Lash Studios
- Fitness, Dance and Personal Training
- Coffee / Donut / Bagel Shop

OFFICE, MEDICAL & PROFESSIONAL

- Insurance and Financial Services
- Real Estate, Title and Mortgage Services
- Accounting, Law and Professional Office
- Medical, Dental, Therapy, Chiropractic and Wellness
- Counseling and Behavioral Health



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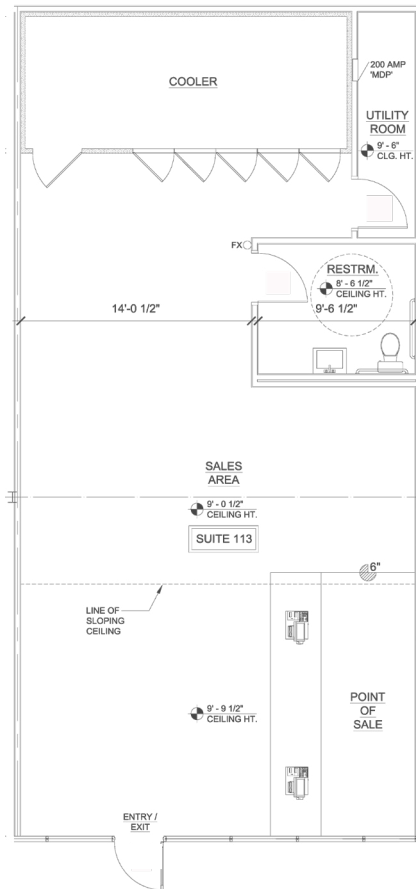
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SUITE 113 | 1,245 SF



SUITE 113

- 1,245 SF
- Refrigerated Walk-In Cooler in Place
- Former Liquor Store
- Restroom and Storage Room
- Point of Sale Counter
- Available November 1, 2026
- Signage Available



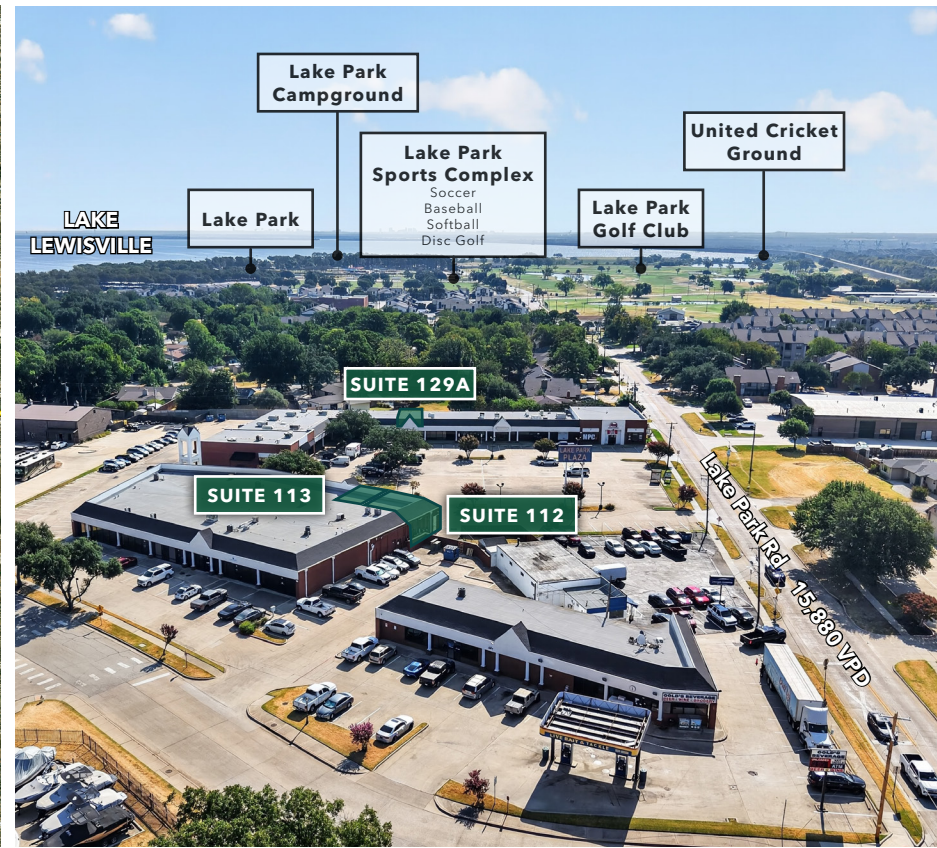
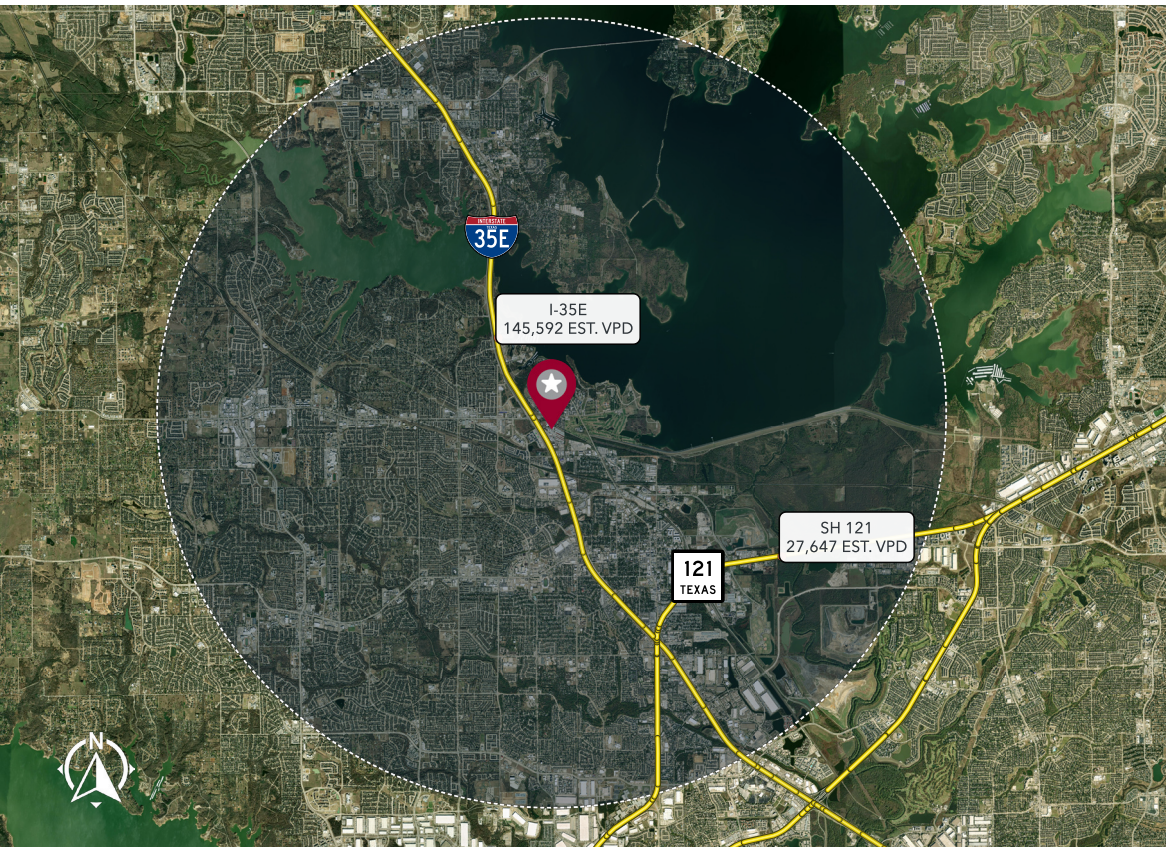
AREA OVERVIEW



POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	7,201	67,591	165,894
2025 Population	8,997	75,081	182,313
2030 Population Projection	10,224	83,850	203,258
Annual Growth 2020-2025	5.0%	2.2%	2.0%
Annual Growth 2025-2030	2.7%	2.3%	2.3%
Median Age	38.4	39.6	39.9

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	3,260	26,336	66,677
Annual Growth 2020-2025	5.9%	2.7%	2.4%
Annual Growth 2025-2030	2.8%	2.4%	2.4%
INCOME	1 Mile	3 Miles	5 Miles
Avg Household Income	\$121,110	\$120,953	\$131,425
Median Household Income	\$98,674	\$97,363	\$101,513

LOCATION OVERVIEW



DRIVE DISTANCES



I-35E: 0.2 Miles



Hwy 121: 3.6 Miles



DFW Airport: 14.5 Miles



I-635: 14.5 Miles



Dallas CBD: 27 Miles



Fort Worth CBD: 38 Miles



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