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**Blue Grove Plaza**

1450 W. Pleasant Run Rd., Lancaster, TX 75146



**DESCRIPTION:**

This neighborhood shopping center, located between I-35 & I-45, is anchored by Fiesta Mart, Family Dollar & Citi Trends. The center includes an excellent mix tenants, as this area continues to boast strong retail growth. #

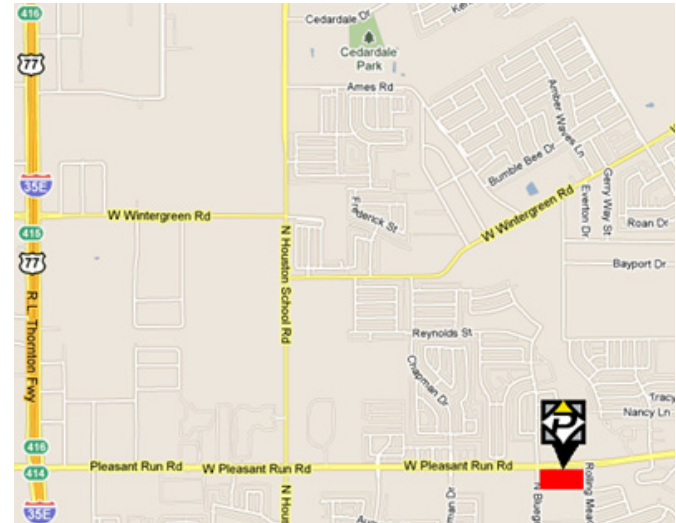
**SPECIFICATIONS:**

Total Space Available: 6,690 SF  
Rental Rate: \$16/SF/Year  
NNN: \$4.37/SF/Year  
Property Type: Shopping Center  
Gross Leasable Area: 135,776 SF  
Lot Size: 14 AC

**TENANTS:**

Fiesta Mart	Family Dollar
Anytime Fitness	Rent-A-Center
Citi Trends	Lancaster Dental
Urgent Care TX	Clip Art Hair Designs
Shely's Beauty Salon	Metro PCS
Allstate Insurance	H&R Block
Herbalife	Pizza Hut
Blue Ribbon Dry Cleaners	Wings World
Win Hing Chinese Restaurant	Beauty Supply
Ice Cream Tropical	Lucky Nails
Clip Art Barber & Boutique	Cool Water Vapors
Tres Hermanos Taqueria	Vegan VooDoo
A-MAX Insurance	DFW Local Locksmith
Lancaster Wash N Dry	Republic Finance
Kingdom Kids Academy	Bank of America (ATM)

*SEC of N. Bluegrove Road & W. Pleasant Run Road*



**AVAILABLE SPACE:**

Suite 108: 1,440 SF  
Suite 130A: 4,200 SF (Warehouse)  
Suite 152: 1,050 SF

**DIRECTIONS:**

From I-35E, take Exit 415 towards Pleasant Run Rd. Go East on Pleasant Run Rd. for 2 miles and Blue Grove Plaza is on the Right.

From I-45, take Exit 271 towards Pleasant Run Rd. Go West on Pleasant Run Rd. for 6 miles and Blue Grove Plaza is on the Left.

**TRAFFIC COUNTS (2018):**

Pleasant Run Rd. (East): 14,507, (West): 20,356  
Bluegrove Rd. (South): 7,362

**LEASING INFORMATION:**

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