

Lakegrove Centre

10121 Lake June Rd., Dallas, TX 75217



DESCRIPTION:

10121 Lake June Road is in the heart of Pleasant Grove. This intersection is very heavily trafficked and is close to Balch Springs. This shopping center is anchored by Fiesta Mart, which brings numerous customers to the center.

SPECIFICATIONS:

Total Space Available: 5,210 SF
Rental Rate: \$16.00/SF/Year
NNN: \$5.64/SF/Year
Property Type: Shopping Center
Gross Leasable Area: 86,025 SF
Lot Size: 12 AC

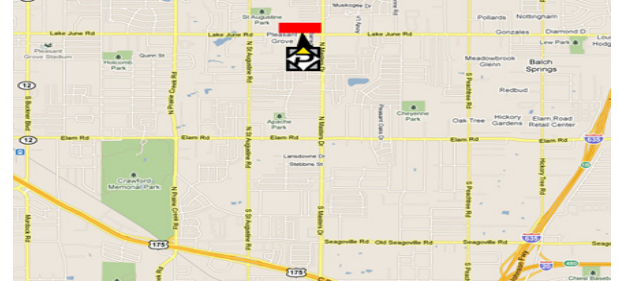
TENANTS:

Fiesta Market	Fresca Dental
Family Dollar	CSL Plasma
K's Beauty Supply	Metro PCS
Francis' Salon	Do Me Up Barber Shop
Pizza Patron	S J Nails
China Wok	DART Bus Stop
Around the Clock Tax Serv.	
Save-A-Lot General Merchandise	
Amigo Wash & Dry Lavanderia	

TRAFFIC COUNTS (2018):

Lake June Rd. (East): 20,761, (West): 19,196
Masters Dr. (North): 14,789, (South): 15,077

*NWC of Lake June Rd. &
N. Masters Dr.*



AVAILABLE SPACE:

Suite 100: 4,300 SF (Currently Amigos Wash & Dry, but can be made available quickly)

Suite 103: 910 SF (Previously All-State Insurance Office)

There are 2 PAD SITES for ground lease/build-to-suit/sale at 36,772 SF and 6,500 SF. These pads sit on the west side of the shopping center.

DIRECTIONS:

From North - Head South on I-635 S. Take Exit 2 for Lake June Rd. Turn right at Lake June Rd. After 2.2 Miles, the shopping center will be on your right.

From East or West on I-20 – Take exit 479A to merge onto US-175 W towards Dallas. After 1 mile, take the exit towards Masters Drive. Turn right at S Masters Drive. After 2.3 miles, shopping center will be on left after Lake June Road.

From South – head north on I-45 N. Take exit 276B to merge onto I-20 E towards Shreveport. Take exit 479A to merge onto US-175 towards Dallas. After 1 mile, take exit towards Masters Drive. Turn tight at S Masters Drive. After 2.3 miles, shopping center will be on left, after Lake June Road.

LEASING INFORMATION:

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