

3,000- 6,000 SF Restaurant Site For Lease

LAKE SIDE DFW

2400 Lakeside Pkwy, Flower Mound, TX 75022

www.LakesideDFW.com

CITY
COMMERCIAL
REALTY

Robert M. Luleff, Broker

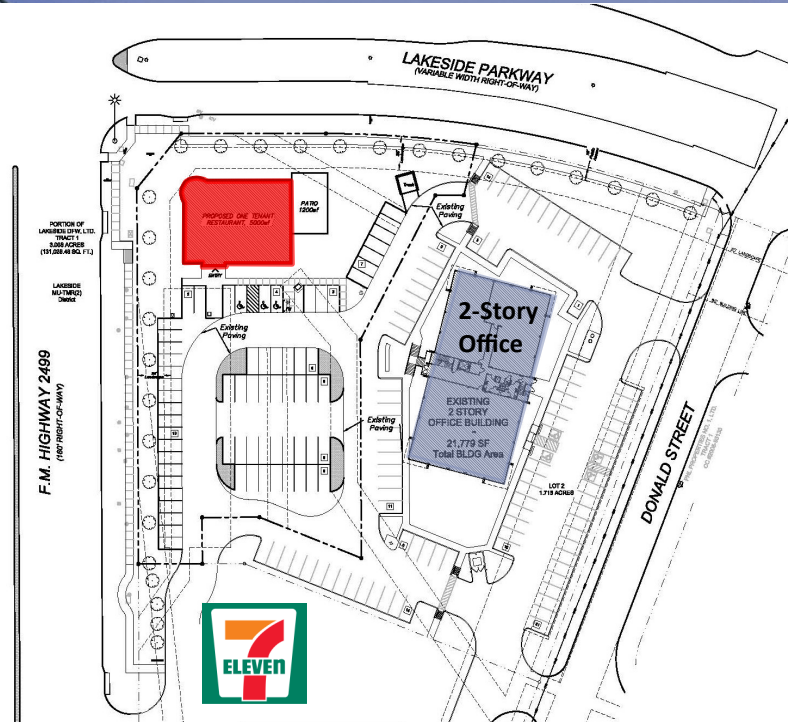
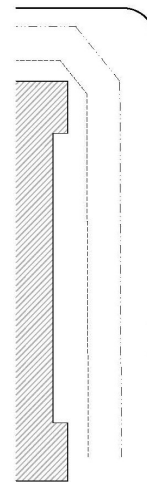
(214) 533-2600

RLuleff@CityCommercialRealty.com

Restaurant Pad Site—Option 1



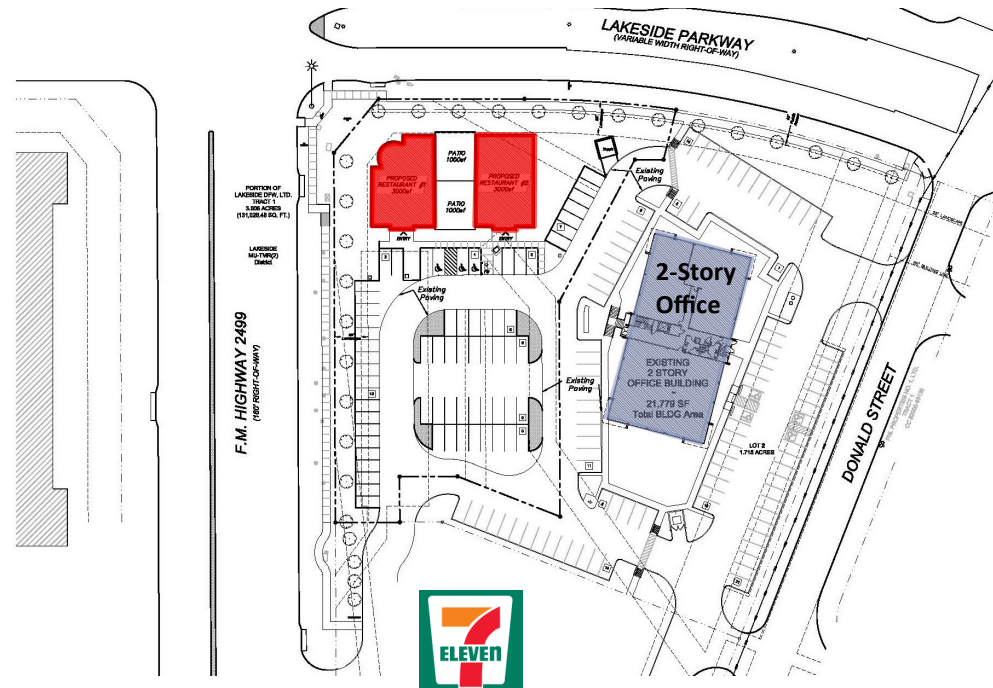
- 5,700 SF One-Story Restaurant Site on 1.16 Acres
- Located adjacent to The Shops of Lakeside which includes Restaurants, Shops and Services
- Adjacent to 20,000 SF Class-A Lakeside Office Building & can Share Parking at Night
- Excellent Exposure to FM 2499 (74,000+ Vehicles per Day)



Restaurant Pad Site—Option 2



- (2) 3,000 SF One-Story Restaurant Sites Available
- Located adjacent to The Shops of Lakeside which includes Restaurants, Shops and Services
- Adjacent to 20,000 SF Class-A Lakeside Office Building & can Share Parking at Night
- Excellent Exposure to FM 2499 (74,000+ Vehicles per Day)



Lake Grapevine

LAKESIDE Village

The Lakeside Tower



LAKESIDE CROSSING

NEXUS ELAN
GIANT

OVERTURE FLOWER MOUND

ENGEL & VÖLKERS hella dail food
EGG FARM CAFE
SUGARING NYC
1845

LASH by Amber Michele
VICTORY SPECIAL EVENTS
State Farm
FAIRWAY
Lakeside Urban Grocery
URBAN VYBE
MENUS GRILL
Amber Michele SALON
PERSONALITY'S

On Mio Nando's
Hanaya epic gelato
In the Box PACK & SHIP
MAJESTIC
Starbucks
Rah POW! MAJESTIC

Moviehouse & Eatery

LAKESIDE DFW

FM 2499 (74,000+ VPD)



Restaurant Site

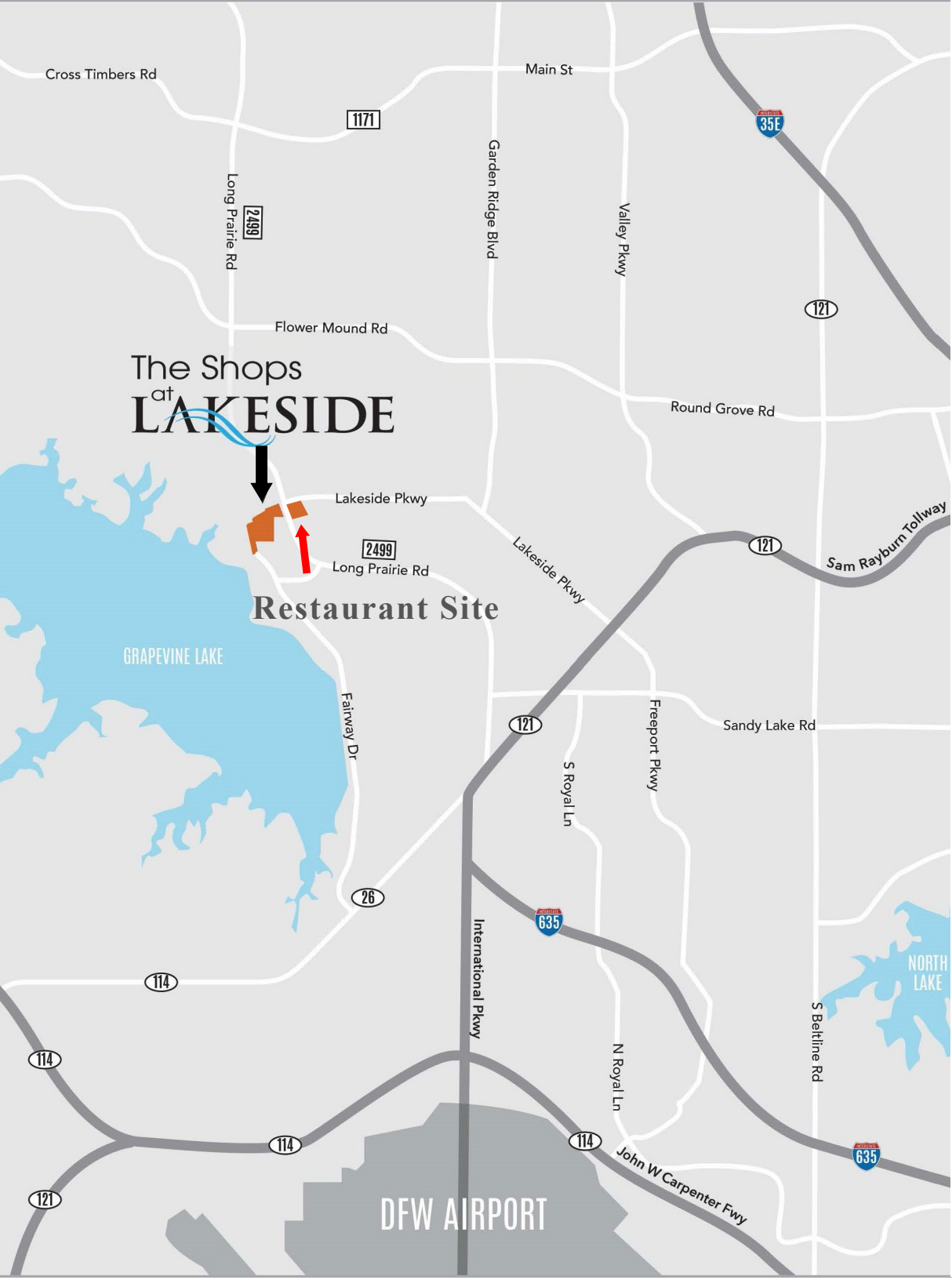
Office

Lakeside Pkwy



Future Commercial Development





KEY FACTS / STATISTICS

LAKESIDE COMMUNITIES WITHIN WALKING DISTANCE

- Nexus Lakeside ~ 424 Apartment Homes
- Elan Flower Mound ~ 466 Apartment Homes
- Single Family Homes ~ 260 Single Family Homes
- Lakeside Tower ~ 52 Luxury Condominiums
- Overture Flower Mound ~ 200 Active Adult Homes
- TOTAL = 1,402**

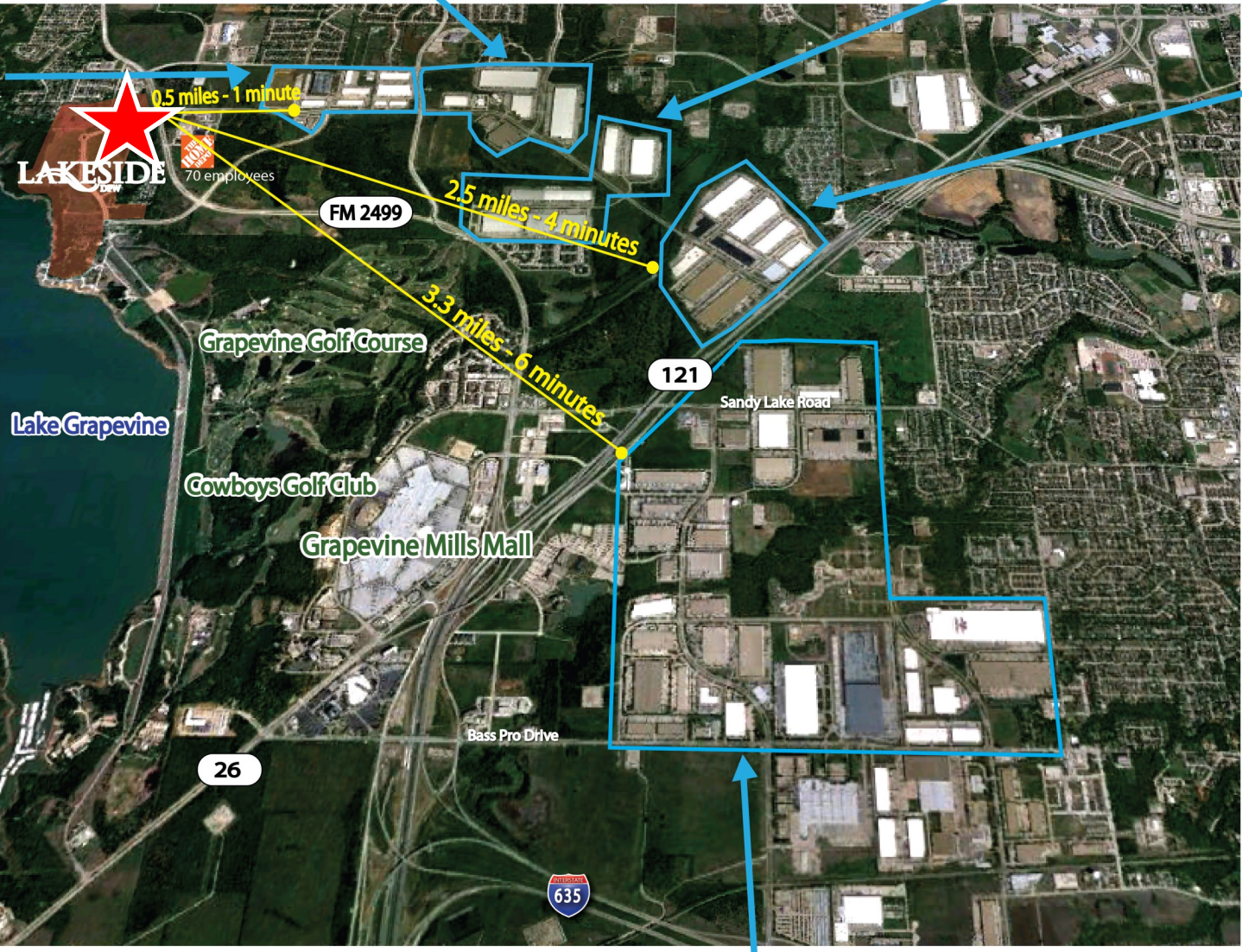
10 MINUTE DRIVE TIME

- Household Income: \$134,622
- Population: 52,043
- Over 6,000 Jobs in the Lakeside Business District
- Traffic Counts at FM 2499 & Lakeside Pkwy:
65,000 VPD

Approx. 1,100 Employees

Approx. 600 Employees

Approx. 1,200 Employees



The Lakeside Business District is home to over 6,000 jobs and over 100 employers within 3.5 miles of The Shops at Lakeside.