



Space Available

FOR LEASE: ~ 1,728 sf
2nd Generation Wine Bar

2024 Demographics 1 mi. 2 mi. 3 mi.

Total Population	16,650	46,458	151,269
Daytime Employment	11,444	21,411	107,805
Average HH Income	\$145,941	168,404	\$95,828

provided by CoStar

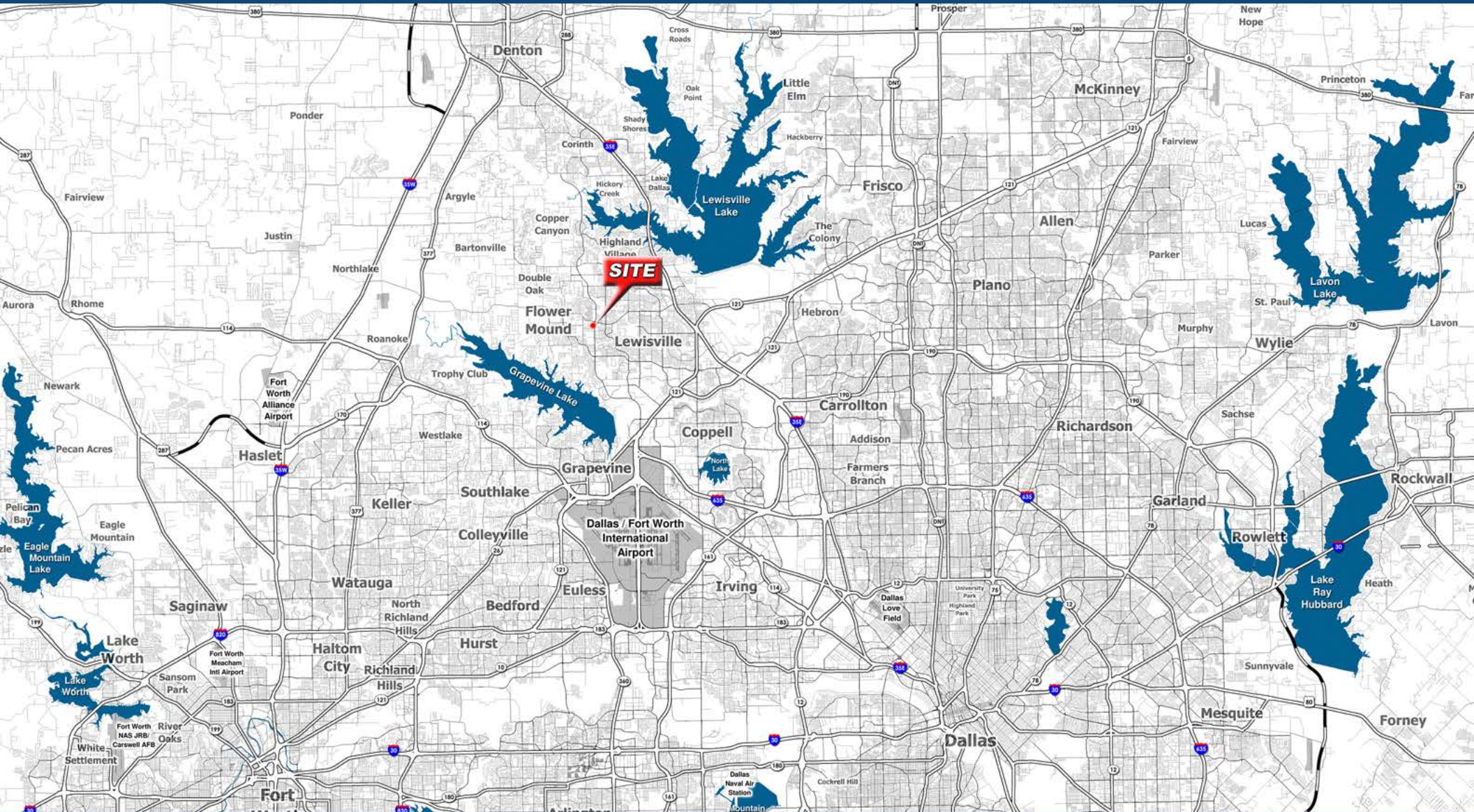
Property Highlights

- < 0.25 miles s. of Cross Timbers Rd. (FM 1171)
- Newly remodeled exterior of building.
- Surrounded by national retailers
- Ample parking in front and back

LOWSKY FOR LEASE

COMMERCIAL REAL ESTATE CO.

3405 - 3415 Long Prairie Rd. Flower Mound, TX

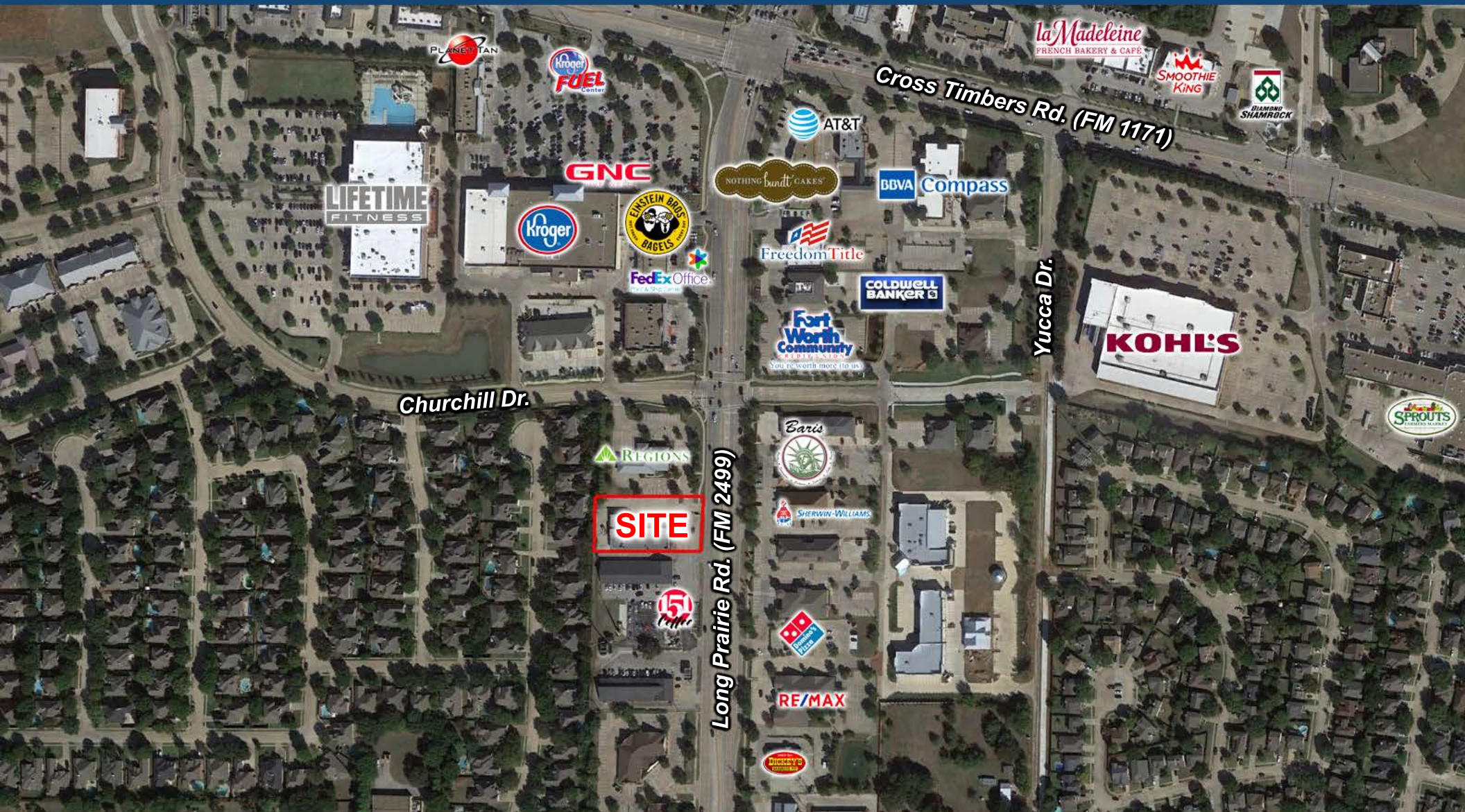


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SITE PLAN

