

# SHOPS AT LAKEFRONT

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2009 Oak Grove Pkwy, Little Elm, TX

17,620 SF of Retail Space Available



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2009 Oak Grove Pkwy, Little Elm, TX 75068

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## ABOUT THE PROPERTY

We are thrilled to announce the upcoming grand opening of "Shops at Lakefront" in Spring 2024! Welcome to an exceptional retail opportunity in the vibrant town of Little Elm, Texas. Presenting the newest retail development at 2009 Oak Grove Parkway, a strategically positioned hub for businesses seeking high visibility, accessibility, and a thriving customer base. This modern commercial complex promises a dynamic environment where success and growth converge.

Shell Space  
\$34-\$36 + NNN

**Property Type:** Retail

**Year Built:** 2024

**Property Subtype:** Storefront

**Construction Status:** Proposed

**Gross Leasable Area:** 17,620 SF

**Building 1:** 8,650SF

**Available Range SF:** 1,200 - 8,650 SF

**Building 2:** 6935 SF

**Available Range SF:** 1,200 - 6,935 SF

**Building 3:** 2,035 SF



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## LOCATION

Just west of Frisco and near Lake Lewisville, this location is at the center of growth for Denton and Collin County. Little Elm is a thriving community with a growing population, attracting both local residents and visitors alike. Shops at Lakefront is located on Oak Grove Pkwy (FM 720) which crosses and connects two major roads (Eldorado and Highway 380) with daily traffic exceeding 30,000 vehicles per day! The surrounding area experiences high foot traffic, which translates into abundant potential customers for your business. The retail development is located in a highly desirable and accessible location with high visibility and significant exposure.

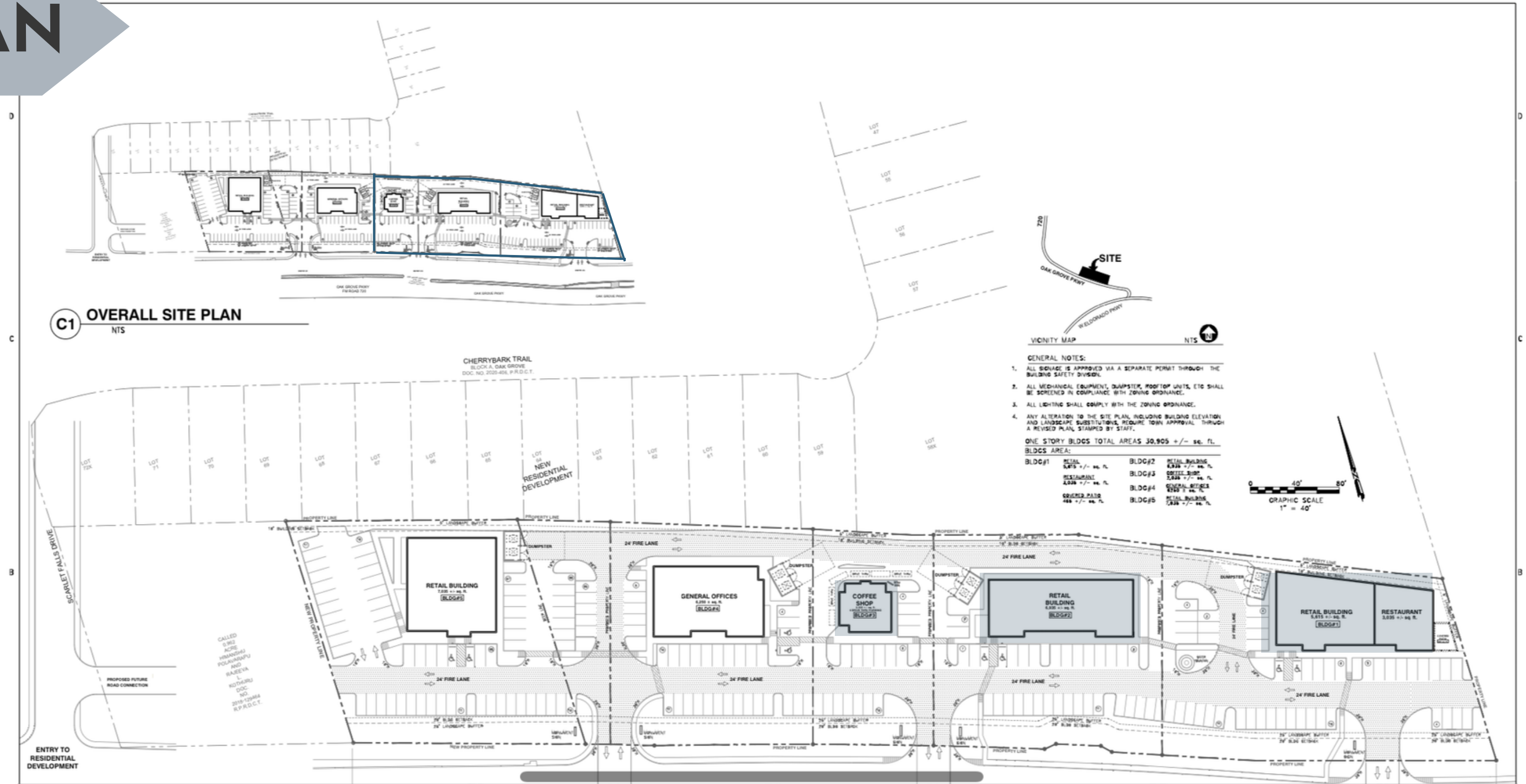




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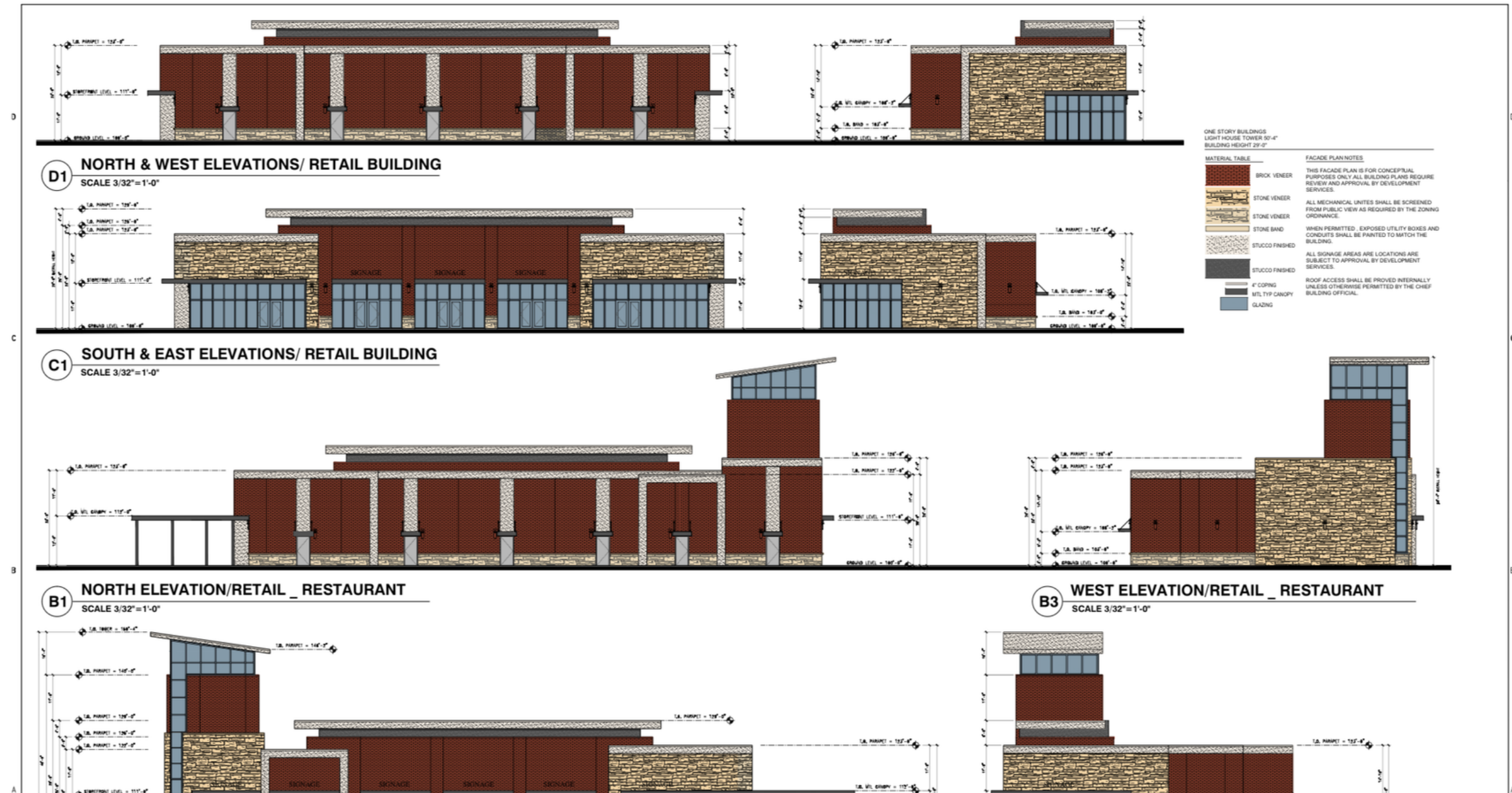
# SITE PLAN



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## SITE PLAN





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## DEMOGRAPHICS

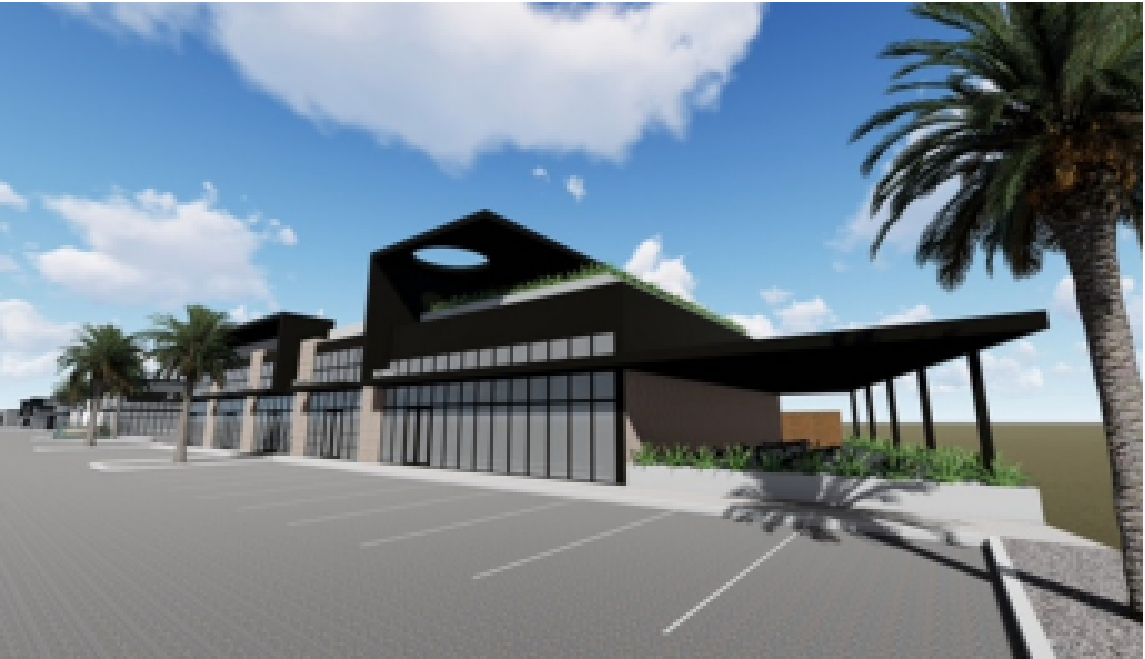
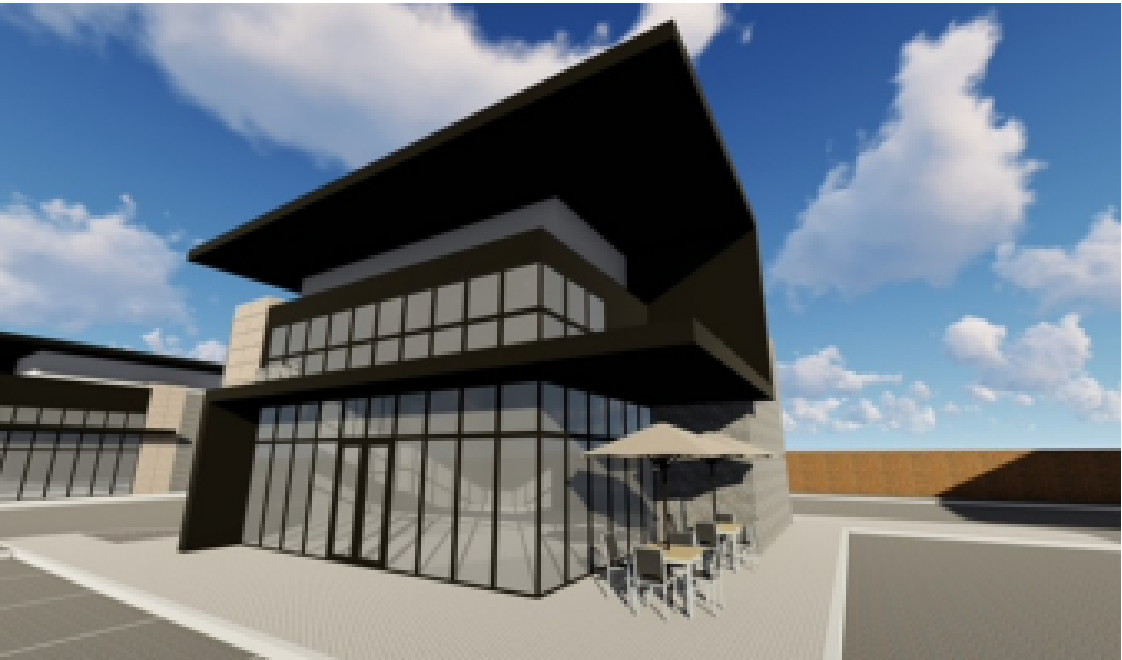
	<u>2 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	12,644	104,677	553,425
Total Households	4,610	37,223	195,926
2028 Population Projections	14,896	121,402	639,394
Average Household Size	2.7	2.8	2.8
Average Household Income	\$119,782	\$124,488	\$132,558

Source: Costar (2021)

## TRAFFIC COUNT

E. Eldorado Pkwy	34,691 VPD
Oak Grove Pky	30,216 VPD

Source: City of Little Elm (2021)



## EXCLUSIVELY LISTED BY WORLDWIDE COMMERCIAL, PLLC

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