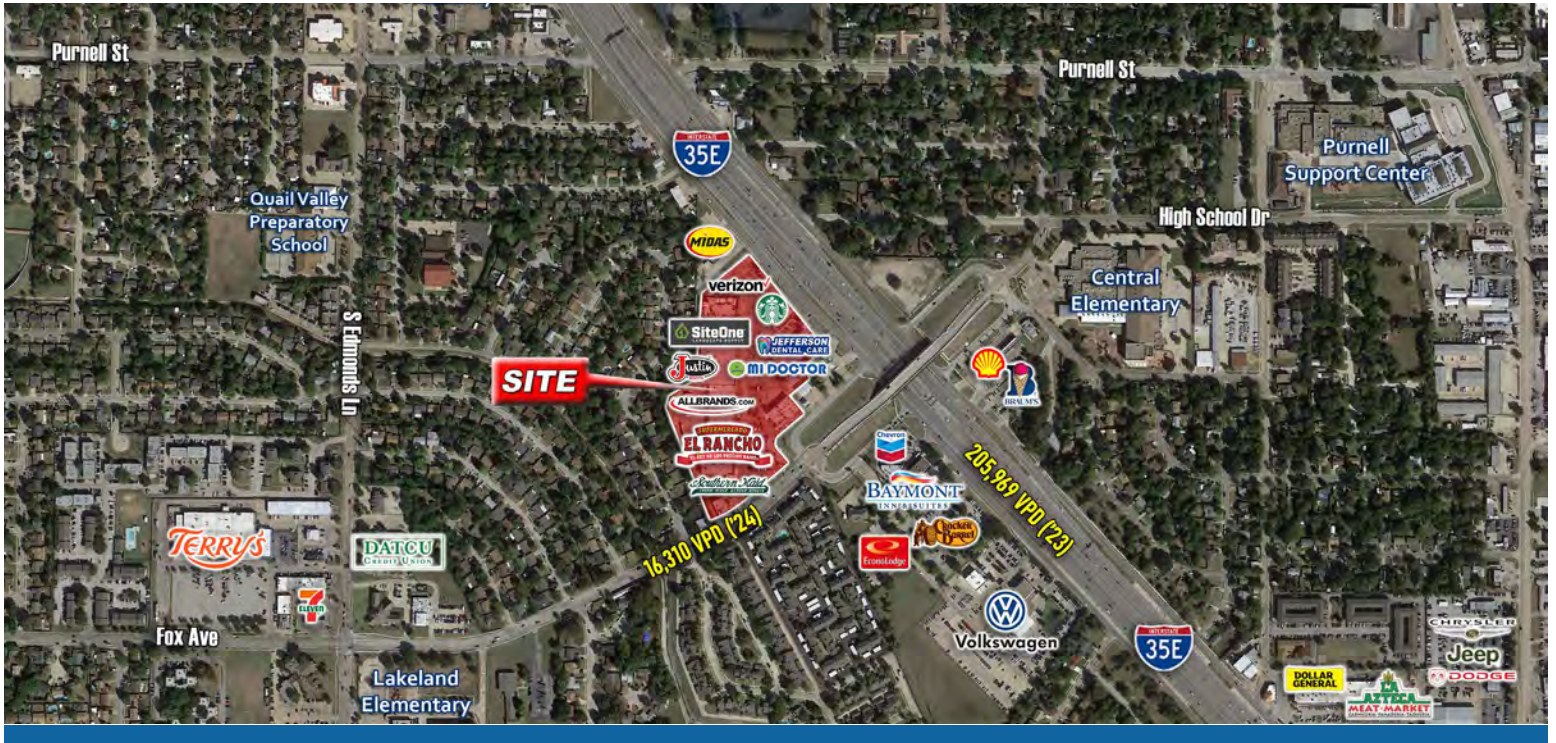




# Lewisville West Shopping Center

## LEWISVILLE, TEXAS

701 S Stemmons Freeway  
Lewisville, Texas 75067



**DESCRIPTION:** Lewisville West Shopping Center is a 128,347 SF power center located at the NWC of I-35E & Fox Ave and is the premier Hispanic oriented shopping center in the Lewisville, Flower Mound, and Highland Village submarkets. This shopping center is anchored by El Rancho Supermercado, a Hispanic grocer generating high sales volumes and reoccurring customer count. Lewisville West Shopping Center has prominent visibility and signage to major regional highway I-35E with over 187,104 vehicles per day.

**AVAILABLE:** 750 SF - 18,000 SF Junior Anchor & Small Shop Spaces  
2,000 - 5,000 SF Pad Site

**LEASE RATE:** Call for Rates

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2024 Population	18,063	103,205	220,796
Daytime Population	18,750	102,240	220,731
2024 Households	5,916	39,677	83,600
Average HH Income	\$89,589	\$106,843	\$138,625

**TRAFFIC COUNTS:**  
 I-35E: 205,969 VPD (south of Fox Ave) (TXDOT 2023)  
 Fox Ave: 16,310 VPD (Kalibrate 2024)

### AREA RETAILERS:



MEGAN REYNOLDS - 214.263.1433 - mreynolds@WincRetail.com  
 KATHLEEN NASH - 214.766.1591 - knash@WincRetail.com  
 ANALISE SLAYTON - 817-899-8041 - aslayton@WincRetail.com

6521 Walnut Hill Ln | Dallas, Texas 75230 | [WincRetail.com](http://WincRetail.com)

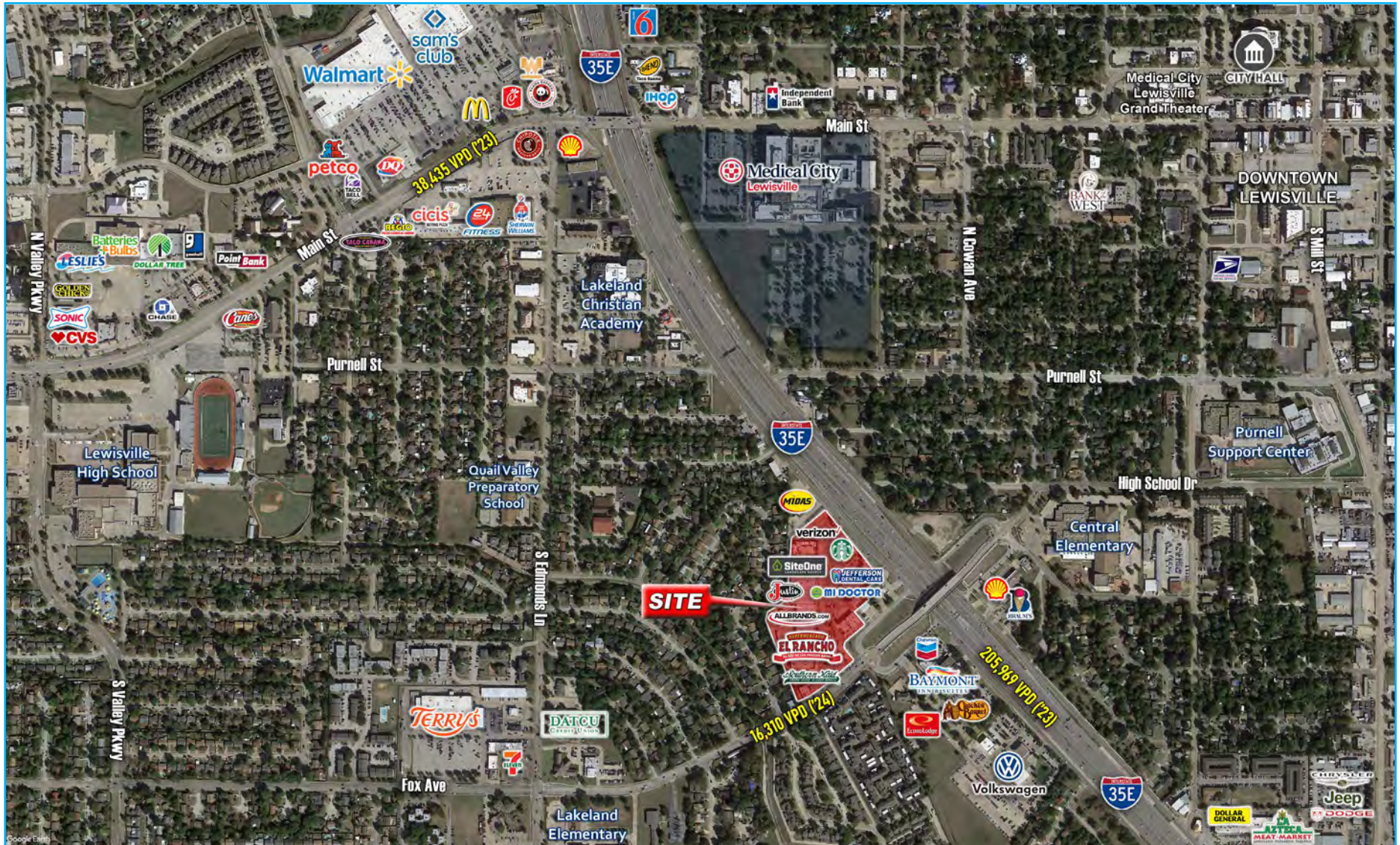




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UNIT	TENANT	SF
50	PAD SITE AVAILABLE	2,000 - 5,000
60	SiteOne	7,500
70	AVAILABLE	9,075
90	Quilt Country (tenant MTM)	6,000
100	Fiesta Furniture	6,000
108	Dental Defenders	6,000
110	La Quinta Western Wear	6,000
112	AVAILABLE	2,750
115	Boost Mobile	1,500
130	Avis Budget	3,750
140A	Best Way Rent to Own	6,000
140B	AVAILABLE	2,993
145	AVAILABLE	8,806
150	El Rancho Supermercado	24,500
160	Southern Maid Donuts	1,620
170	Taqueria Guadalajara	1,620
200	Express Wash	4,491
202	Rubia Y Morena Beer & Wine	1,200
204	Cricket Wireless	1,200
206	Cheques Envios Tax Service	825
208	AVAILABLE (tenant still operating)	1,350
210	Aguirre Insurance	1,060
220	La Michocana Paletaeria Fruteria	1,865
240	AVAILABLE	1,875
250	AVAILABLE - 2nd Floor/2nd Gen	4,821
260	Mi Doctor	5,340
270	Jefferson Dental	5,000
300	Starbucks	1,800
325	Verizon Wireless	1,476
350	Taquero	1,930

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