

PRE-LEASING
**DOUBLE OAK SQUARE
SHOPPING CENTER
Double Oak, TX 75077**



- LOCATION:** Southwest Quadrant of Justin Road (FM 407) and Chinn Chapel Road, Double Oak, Texas 75077. Diagonally across Justin Road from The Shops at Highland Village and directly across from the Soccer Complex.
- AVAILABLE:** 1,125 square Feet to 19,000 Square Feet. Scheduled to open mid to late Summer 2009
- ZONING:** Business District: This allows Office, Retail, and Personal Services Uses.
- TRAFFIC COUNT:** Daily Traffic Count of 43,264 vehicles one block east of Double Oak Square at the intersection of Justin Road and Long Prairie Road.
- LEASE RATES:** Base Rent is \$19.50/SF for in-line stores and \$24.00/SF for the End Cap; plus \$5.00/SF for NNN. A TIA of \$15.00/SF will be provided by the Landlord.
- COMMENTS:** The property fronts on the south side of Justin Road for 327 feet

For further information contact: Fred Muller



Vintage Realty

2980 Long Prairie Rd., Suite D

Flower Mound, TX 75022

972/355-0669 or Fax 972/355-5477

Email: Fred@VintageRealty.net or Web Site: www.VintageRealty.net