

Vista Ridge Plaza

Round Grove Road (FM 3040) & MacArthur Boulevard
Lewisville, Texas



Lamarco.com



2,929 SF Retail Available

- *Strategically located at the intersection of FM 3040 & MacArthur Blvd in Lewisville, TX. The Property includes a mix of best-in-class national retailers.*
- *Located along the bustling I-35 retail corridor adjacent to Vista Ridge Mall, a dominant super-regional mall with more than one million sf that draws shoppers from more than 15 miles away.*
- *Income levels and population growth within the 1-3-5 mile radii are very strong. Population growth within a 1-mile and 3-mile radius exceeded 14% from 2010-2015 while 2017 average household incomes within a 3-mile and 5-mile radius exceed \$94,000 and \$101,000, respectively. Total population within a 3-mile and 5-mile radius includes more than 96,000 and 225,000 people, respectively. Projected population growth is estimated to increase more than 2.9% annually for each of the above population radii.*

NATIONAL TENANT LINE-UP

Bed, Bath & Beyond, Ross Dress for Less, DSW Shoes, HomeZone, Burkes Outlet, Ulta, Petco, Domino's Pizza, Claire's

For Additional Info

CHRIS CAMPBELL | 877.307.4468 | campbell@lamarco.com
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695 Route 46, Suite 210 | Fairfield, NJ 07004



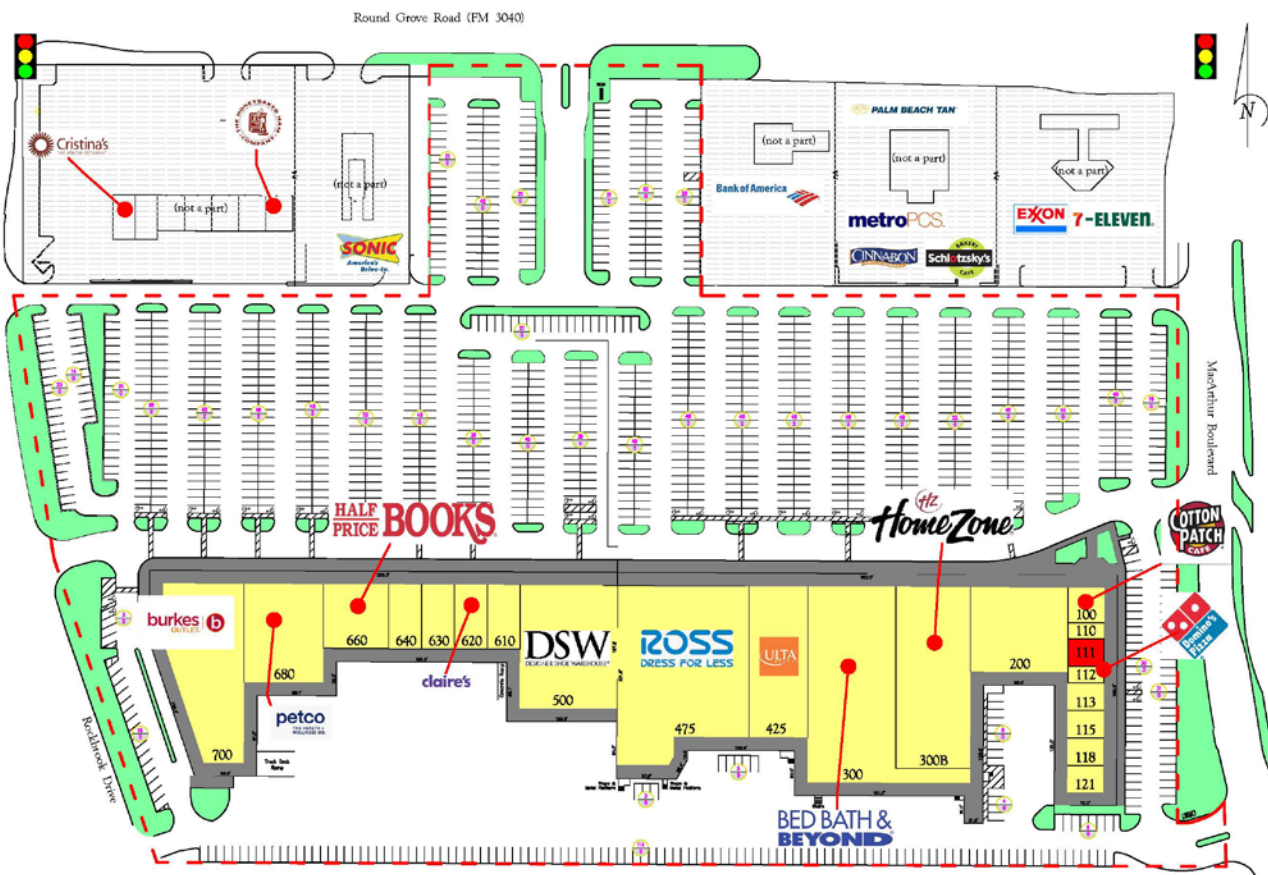
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SITE PLAN



Tenant Roster

SUITE	TENANT	AREA
100	Cotton Patch Café	4,505 SF
110	Painting With A Twist	1,778 SF
111	Available	2,929 SF
112	Domino's Pizza	1,911 SF
113	Miracle Ear	1,260 SF
115	Taste of Asia	2,450 SF
118	World Finance Loan & Tax Services	1,300 SF
121	Sleep City	3,010 SF
200	Legacy Salon & Day Spa	8,500 SF
300B	HomeZone	19,865 SF
300	Bed, Bath & Beyond	34,030 SF
425	Ulta	13,879 SF
475	Ross Dress for Less	28,200 SF
500	DSW Shoes	20,000 SF
610	America's Best Contacts	3,000 SF
620	Claire's	1,719 SF
630	Art Glass City	2,452 SF
640	Common Roots Family Dental	2,683 SF
660	Half Price Books	9,000 SF
680	Petco Animal Supplies Store	12,610 SF
700	Burkes Outlet	24,974 SF

TOTAL GLA 200,055 SF

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EXCEPTIONAL LOCATION

Local Benefits

- Located at the signalized hard corners of FM 3040 (Round Grove Rd.) & MacArthur Blvd located just west of I-35. With excellent visibility and access, the center directly benefits from more than 86,387 vehicles passing by daily & also benefit from an additional 184,676 cars that pass by each day along I-35. The recent widening of I-35 from the Sam Rayburn Tollway/SH 121 and extending north brings in additional traffic to the intersection.
- The center is situated next to Vista Ridge Mall which is Lewisville's dominant shopping destination featuring more than 1,000,000 square feet of retail space and 160 tenants along with four major department store anchors and a 15-screen Cinemark theater.

Demographics	3 Mile	5 Mile	10 Mile
Population	98,892	242,114	860,278
Households	38,166	90,780	333,720
Avg HH Income	\$108,983	\$115,112	\$116,130

Traffic Counts

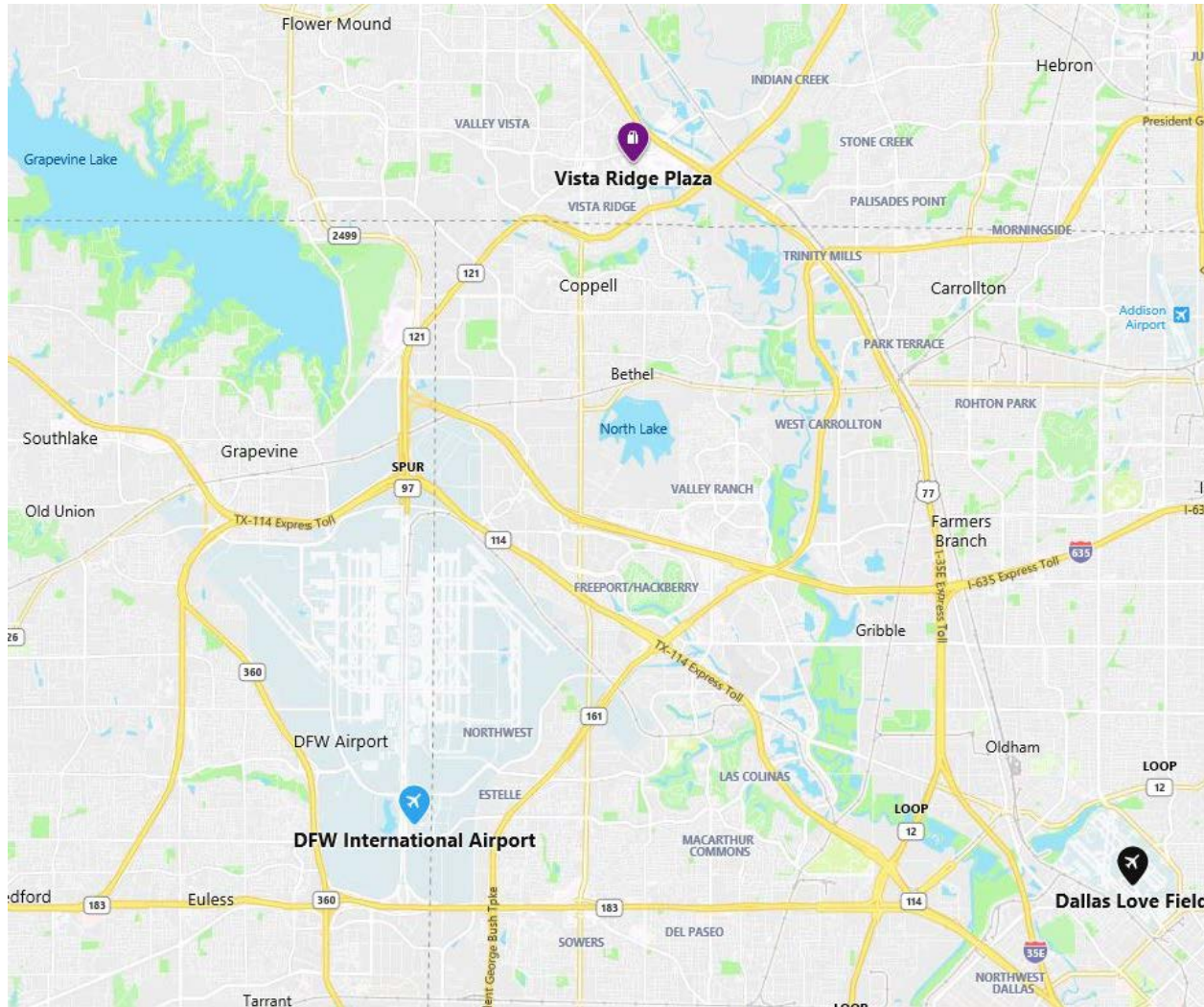
FM 3040 – Approx. 56,703 VPD
 MacArthur Blvd – Approx. 29,684 VPD
 Interstate 35 – Approx. 184,676 VPD

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SURROUNDING RETAILERS

