

## Lakegrove Centre

10121 Lake June Rd., Dallas, TX 75217



### DESCRIPTION:

10121 Lake June Road is in the heart of Pleasant Grove. This intersection is very heavily trafficked and is close to Balch Springs. This shopping center is anchored by Fiesta Mart, which brings numerous customers to the center.

### SPECIFICATIONS:

Total Space Available: 0 SF  
Rental Rate: \$14.00/SF/Year  
NNN: \$4.74/SF/Year  
Property Type: Shopping Center  
Gross Leasable Area: 86,025 SF  
Lot Size: 12 AC

### TENANTS:

|                   |                             |
|-------------------|-----------------------------|
| Fiesta Market     | Fresca Dental               |
| Family Dollar     | CSL Plasma                  |
| K's Beauty Supply | Metro PCS                   |
| Francis' Salon    | Allstate Insurance          |
| Pizza Patron      | S J Nails                   |
| Cognasante        | DART Bus Stop               |
| Save-A_Lot Resale | Win Hing Chinese Restaurant |
| Coin Laundry      | Zion Hair Spa               |

### DEMOGRAPHICS:

Within 5-mile radius of Lakegrove Centre, the population was 250,627 in 2013. This is a 3.26% increase from 2010.

*NWC of Lake June Rd. &  
N. Masters Dr.*



### AVAILABLE SPACE:

There are 2 PAD SITES for ground lease/build-to-suit/sale at 36,772 SF and 6,500 SF. These pads sit on the west side of the shopping center.

### DIRECTIONS:

From North - Head South on I-635 S. Take Exit 2 for Lake June Rd. Turn right at Lake June Rd. After 2.2 Miles, the shopping center will be on your right.

From East or West on I-20 – Take exit 479A to merge onto US-175 W towards Dallas. After 1 mile, take the exit towards Masters Drive. Turn right at S Masters Drive. After 2.3 miles, shopping center will be on left after Lake June Road.

From South – head north on I-45 N. Take exit 276B to merge onto I-20 E towards Shreveport. Take exit 479A to merge onto US-175 towards Dallas. After 1 mile, take exit towards Masters Drive. Turn right at S Masters Drive. After 2.3 miles, shopping center will be on left, after Lake June Road.

### LEASING INFORMATION:

**Cole Finley**  
972.632.1123  
[cole@pinnaclepropertyco.com](mailto:cole@pinnaclepropertyco.com)

**Kyle Finley**  
972.632.1124  
[kyle@pinnaclepropertyco.com](mailto:kyle@pinnaclepropertyco.com)