

□ DALLAS/FORT WORTH, TX

# TOWN CENTER COLLEYVILLE

5505-5665 Colleyville Blvd., Colleyville, TX 76034



## Broker Incentive\*

**UP TO 6% PAID  
UPON LEASE  
EXECUTION &  
CONTINGENCIES  
SATISFIED.**

\*Applies to spaces under 10,000 SF.  
3-year minimum signed by 6/30/2024.



STERLING  
ORGANIZATION

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April 2024



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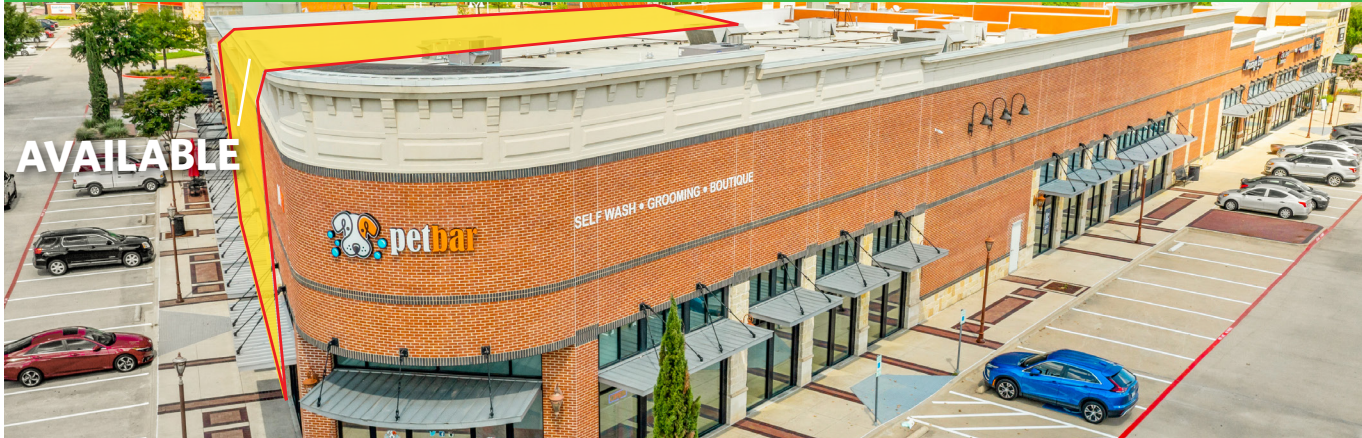
**UNIT 5505-230 | 2,000 SF RETAIL SPACE AVAILABLE**



**UNIT 5505-120 | 4,114 SF RETAIL SPACE AVAILABLE**



**BUILDING 5615-120 | 4,254 SF RETAIL SPACE AVAILABLE**





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UNIT	TENANT	SQ. FT.
<b>Building 5665</b>		
<b>150</b>	<b>Available</b>	<b>1,477</b>
250	Water Wings Swim School (Coming Soon)	6,335
<b>Building 5655</b>		
100	Austin Lorin	2,571
300	LOOK Dine-In Cinemas	44,243
<b>Building 5645</b>		
100	Kasai Hibachi and Sushi Bar	5,176
110	The Cookie Bar	1,000
<b>115</b>	<b>Available</b>	<b>1,386</b>
<b>Building 5615</b>		
100	Dollar Tree (Coming Soon)	11,163
110	Pet Bar	2,826
<b>120</b>	<b>Available</b>	<b>4,254</b>
130	Althletico	2,000
140	AT&T	1,396
200	McAlister's Deli	4,000
210	FedEx Office	1,960
230	Bark Avenue Market and Bakery	1,884
250	Roosters Men's Grooming Center	1,428
300	Mooyah Burgers, Fries & Shakes	2,100
310	Zalat Pizza (Coming Soon)	1,800
320	Haute Lash Boutique	1,022
340	Cold Stone Creamery	1,419
390	Costa Vida	3,200
410	Loveria Cafe	2,501
420	Nekter Juice Bar	1,304
440	Straight Line Services	1,581



UNIT	TENANT	SQ. FT.
460	Eye Level of Colleyville	1,520
470	Massage Envy	3,000
<b>Building 5611</b>		
100	Texas State Optical	2,403
120	Tous Les Jours Bakery and Cafe	2,000
140	Azure Dental	2,000
160	Terra Quantum Recharge	6,601
<b>200</b>	<b>Available</b>	<b>2,852</b>
240	Sola Salon Studios	6,990
280	Ivy's Beauty Nail Spa	1,361
290	Great Clips	1,260

UNIT	TENANT	SQ. FT.
300	Gloria's Restaurant	4,736
<b>340</b>	<b>Available</b>	<b>1,991</b>
<b>Building 5605</b>		
5605	Market Street	73,367
<b>Building 5509</b>		
100	Cornerstone Health and Wellness	2,000
120	The Drip Bar	1,601
200	Townhouse Brunch	2,778
220	Fred Astaire Dance Studio	3,194
230	Art Impressions	1,376
250	Blo Blow Dry Bar	1,100

UNIT	TENANT	SQ. FT.
260	Fye Sports Cards	1,600
270	Kanta Ramen & Thai	1,400
<b>Building 5505</b>		
100	Luna Grill	2,443
<b>120</b>	<b>Available</b>	<b>4,114</b>
200	Deluxe Nail Spa	2,843
220	Warhammer	1,100
<b>230</b>	<b>Available</b>	<b>2,000</b>
<b>Total Square Feet:</b>		<b>245,656</b>

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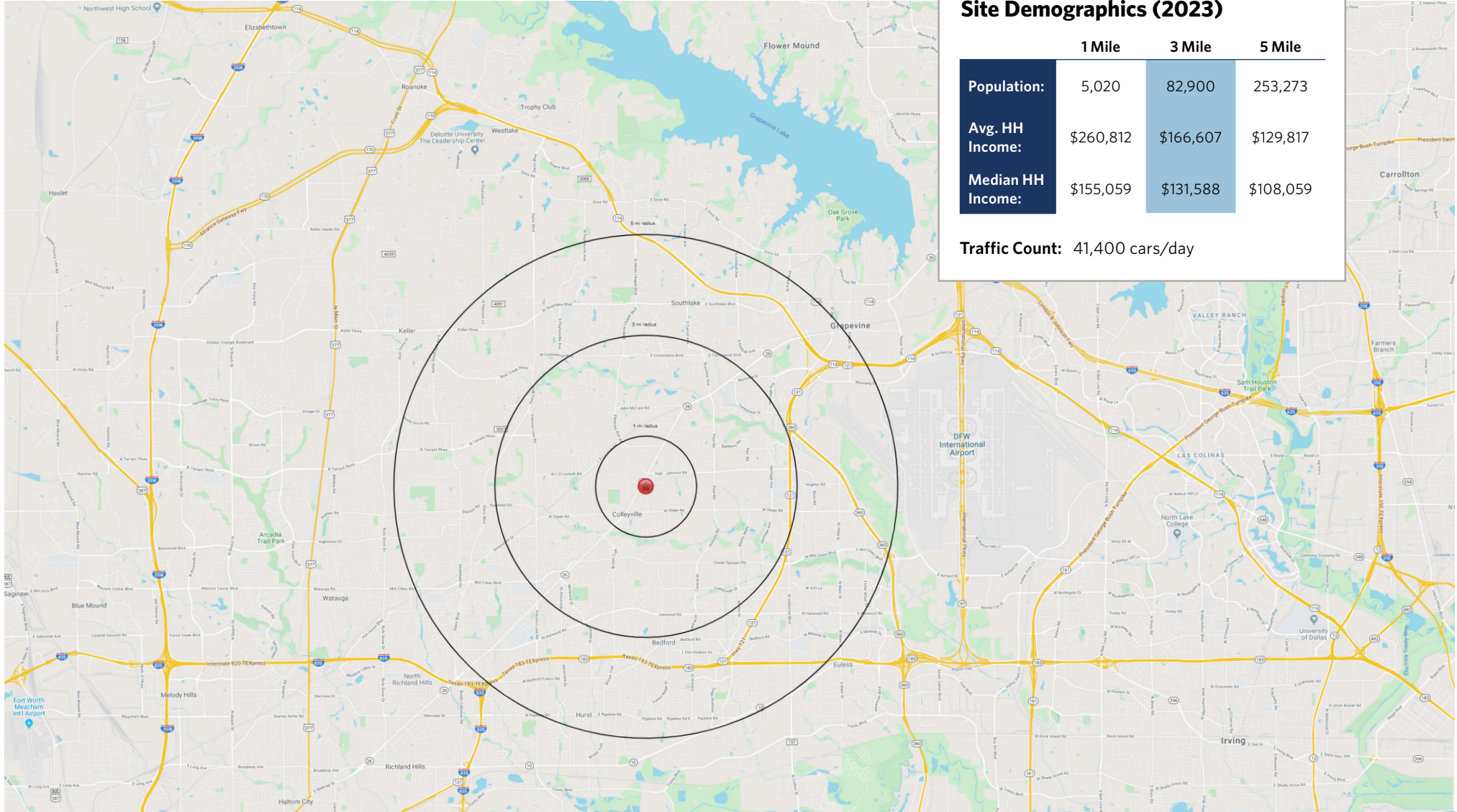
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## Site Demographics (2023)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	5,020	82,900	253,273
<b>Avg. HH Income:</b>	\$260,812	\$166,607	\$129,817
<b>Median HH Income:</b>	\$155,059	\$131,588	\$108,059

**Traffic Count:** 41,400 cars/day



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