

*Retail Opportunities*

# PARK VILLAGE

*— Southlake —*



**CBRE**

1065 EAST SOUTHLAKE BOULEVARD,  
SOUTHLAKE, TEXAS 76092

# Southlake's Premier Shopping Destination

Located in the heart of Southlake's tight-knit community, at one of the most affluent intersections in the state, Park Village is a premium shopping destination offering a fresh, modern mix of on-trend specialty shops and restaurants.

With over 185,000 square feet of top-notch shopping and dining, it provides authentic experiences and a southwest flair within a walkable, neighborhood atmosphere.

The center features an impactful merchandising mix of F&B, home, lifestyle, apparel, beauty, and service that draw in over 1.6 million visitors from the surrounding affluent communities, and all over the Metroplex.



**1.6**  
million  
Visitors to Park Village every year



**LUSH**  
surroundings  
with greenspace and terraces enhance walkability via Carroll Blvd



**AMPLE**  
parking  
with convenient access to SH 114 via Carroll Blvd



*In the heart of a Dynamic Retail Corridor*

Park Village is at the center of an expansive, highly affluent residential corridor centered just northwest of Dallas Fort Worth International Airport. Southlake and its surrounding communities have seen explosive growth over the last several decades and is home to some of the most affluent zip codes in the Metroplex.

**WITHIN FIVE MILES**

<b>130,801</b> <i>Population</i>	<b>\$205,597</b> <i>Avg Household Income</i>	<b>171,448</b> <i>Daytime Population</i>
<b>\$625,000</b> <i>Avg Home Value</i>	<b>\$284,406</b> <i>Avg Household Income</i> <small>within 1 mile</small>	<b>\$6.1B</b> <i>Spending Power</i> <small>within a 10-min drive</small>

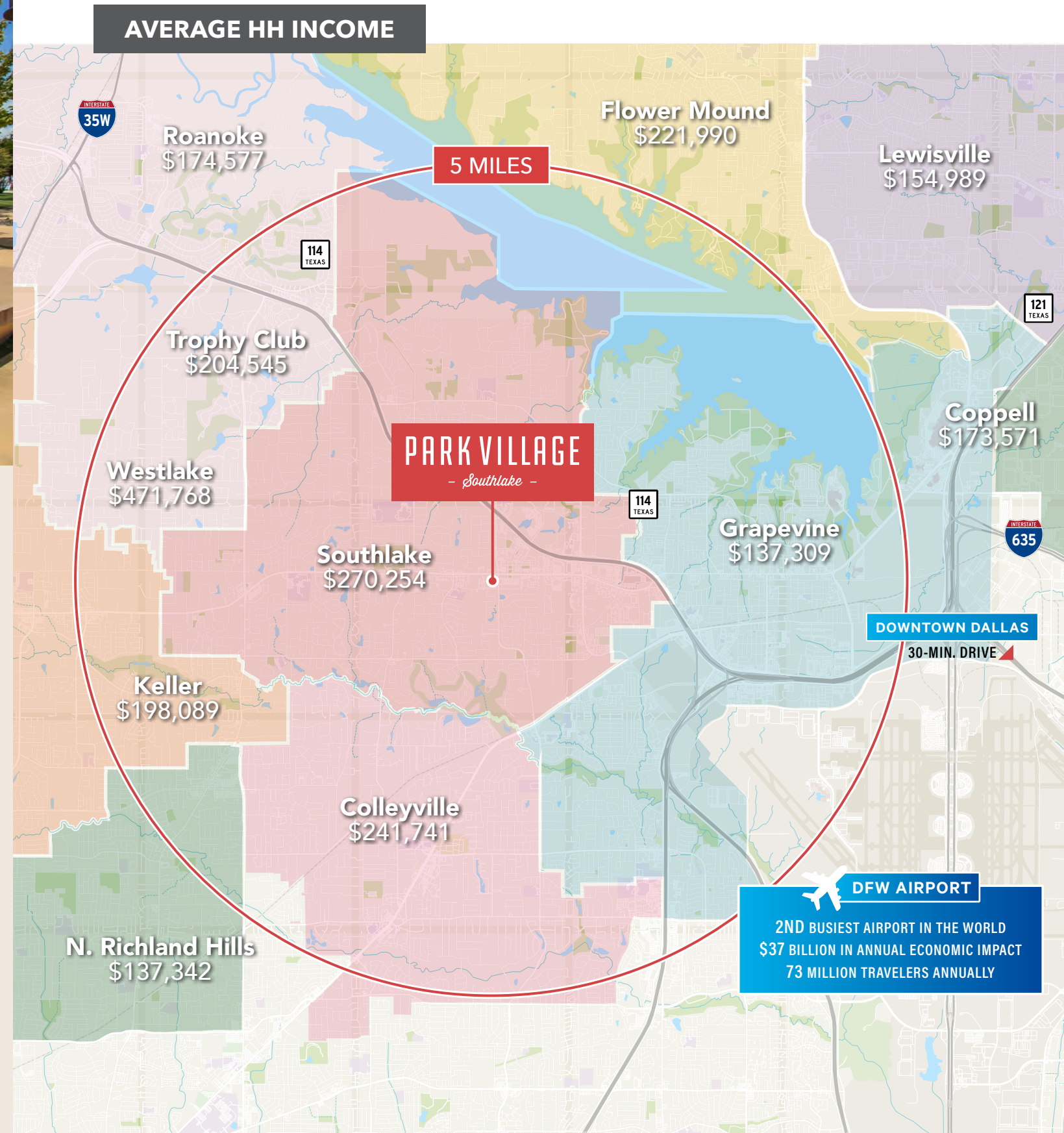
**+30 Million**

**Annual Visitors to the Southlake Retail Node**

*Notable Area Retailers*



*Area Top Employers*



# AVAILABILITIES

1.6 Million Annual Visits



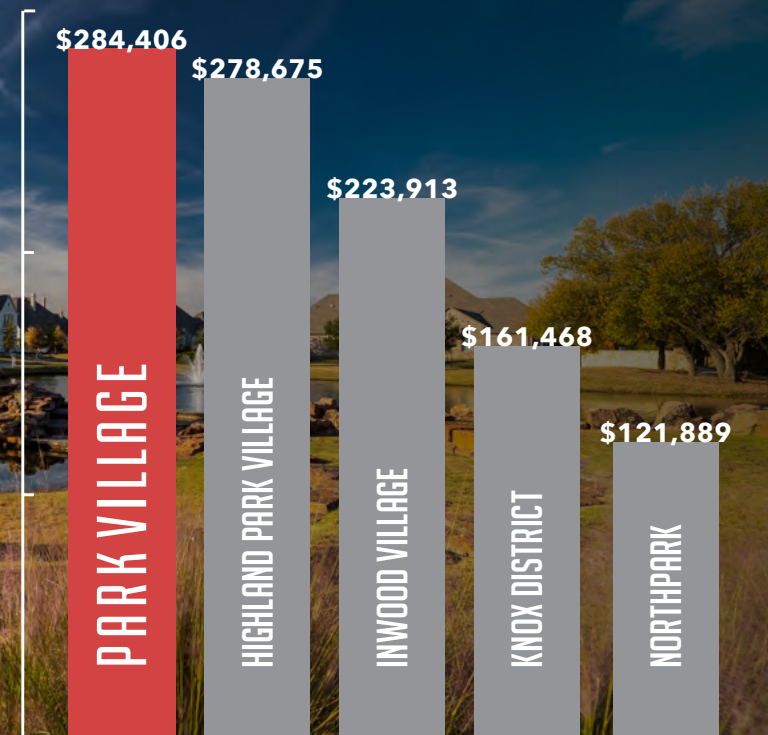
Suite	Tenant	SF
A1001	West Elm	11,500
<b>A1001A</b>	<b>AVAILABLE</b>	<b>10,489</b>
B1011	REI	22,398
C1021	Eye Trends	2,994
D100	Ikea Planning Studio	10,807
E1051	Michaels	20,805
E1061	Kirklands	11,590
F-120	Park Village Nails	6,137
F-140	Vitalyc Medspa	2,598
F2150	Sweet & Sassy	2,131
F2160A	Dallas Running Company	3,500
F2160B	Spectrum	4,000
I-400	Orvis	4,500
I-410	Club Champions	3,285
I-420	The Vault DTX	1,768
J-430	Sweetgreen	2,800
J-450	PNC Bank	3,008
J-460	Engel & Volkers	1,941
K1121	Gloria's Restaurant	5,000
L1131	RA Sushi	5,000
M-500	Spa Habitat	2,187
M-510	Leased	2,298
M-530	Luna Grill	2,497
N-300	Taverna Rossa	4,300
N-320	Custom Ink	1,526
N-330	Cream & Crepes Cafe	814
N-340	Sur La Table	5,798
N-370	Rush Bowls	1,198
N-390	The Jane	2,069
O-200	Potbelly Sandwich Works	2,008
<b>O-202</b>	<b>AVAILABLE</b>	<b>1,473</b>
O-204	Cowboy Up Men's Salon	1,349
O-206	The Lash Lounge	1,000
O-208	Cookie Society	1,216
O-210	The Joint Chiropractic	1,084
O-220	Malai Kitchen	2,737
O-240	Malai Kitchen	1,500
O-240A	Spruce Home & Closet	2,283
O-250	Spenga	4,000
O-260	Modern Market Farm Fresh Eater	2,757
<b>O-270</b>	<b>AVAILABLE</b>	<b>1,277</b>
O-280	GNC	914
O-284	Blow Dry Bar	945
O-290	Lavender Square	2,012





# Exceptional Demographics

🏠 Average Household Income within 1 mile



## Excellent Tenants

Park Village offers a curated roster of impactful brands that draw traffic and establishes Park Village as a one-stop destination for the surrounding community.





**PARK VILLAGE**  
- Southlake -



*Grapevine Lake*

114  
TEXAS

**SOUTHLAKE TOWN SQUARE**

**THE SHOPS OF SOUTHLAKE**

E. SOUTHLAKE BLVD

S. CARROLL AVE

# PARK VILLAGE

- *Southlake* -



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