



## ORCHARD VILLAGE | 1288 W MAIN ST, LEWISVILLE, TX 75067

### Features

Orchard Village is located in the heart of Lewisville at W Main and N Old Orchard Lane. This grocery anchored shopping center serves not only Lewisville but also, Flower Mound and Highland Village areas. The shopping center is anchored by WinCo Foods and includes Fuzzy's Tacos, Mama's Daughters' Diner and Leather Sofa Company. [orchard-village.com](http://orchard-village.com)

- Redeveloped in 2015
- Excellent co-tenancy mix of restaurants, services, health & beauty, and general merchandise
- Outstanding traffic counts on W Main Street - over 62,000 vehicles per day

### FOR LEASE

**TOTAL SF:** 172,673  
**AVAILABLE SF:** 16,832  
**MIN CONTIGUOUS SF:** 1,506  
**MAX CONTIGUOUS SF:** 5,396  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$7.34 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Main Street	72,199 VPD	Total Population		20,937	119,429	210,227
N Old Orchard Lane	21,774 VPD	Total Households		7,250	44,106	79,318
		Average Household Income		\$91,817	\$122,411	\$144,637
		Total Daytime Population		20,983	115,215	215,227

### Area Retailers & Businesses



### Avery Frisbie

Assistant Vice President  
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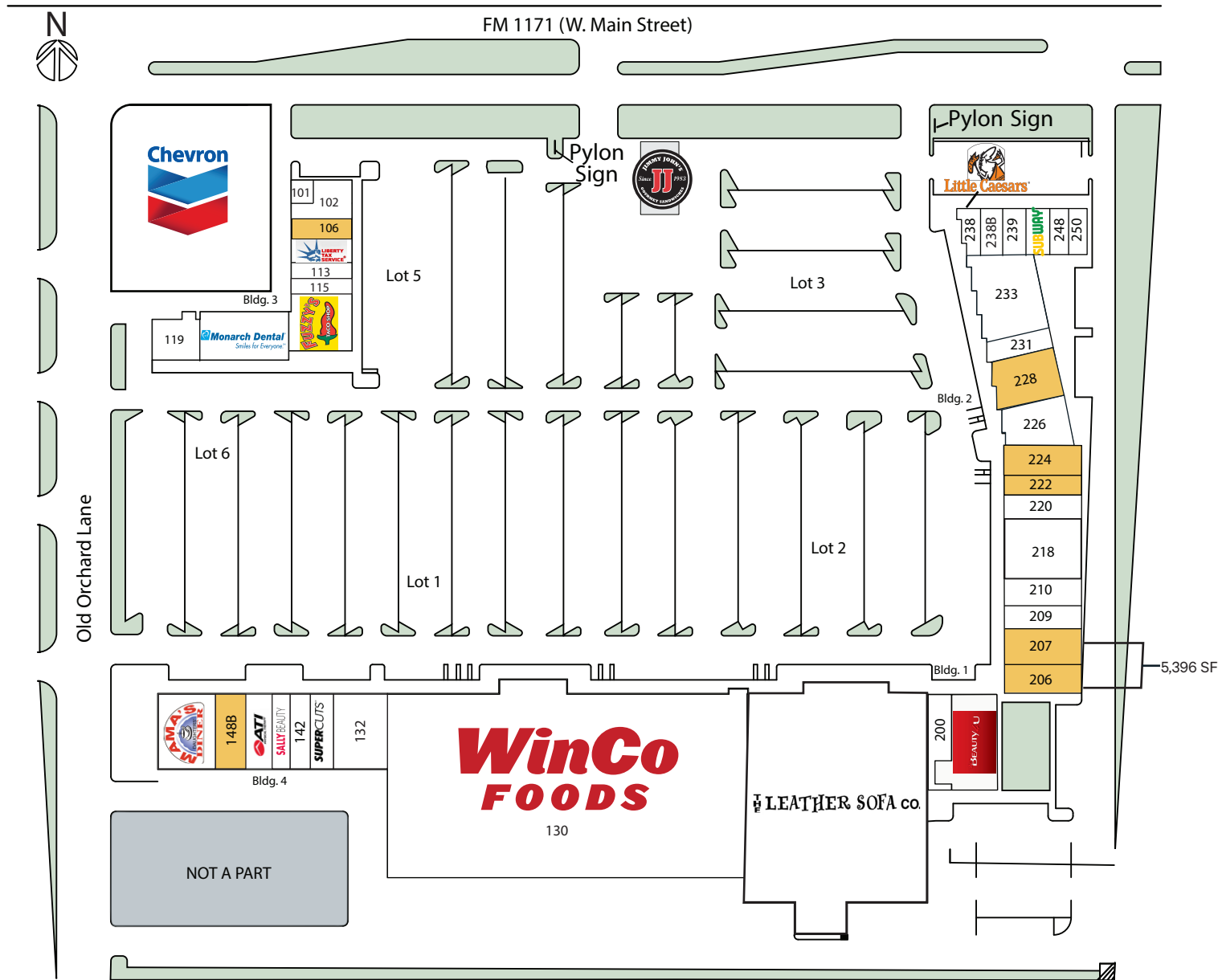
### Lynn Van Amburgh

Senior Vice President  
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

# ORCHARD VILLAGE | 1288 WEST MAIN ST, LEWISVILLE, TX 75067



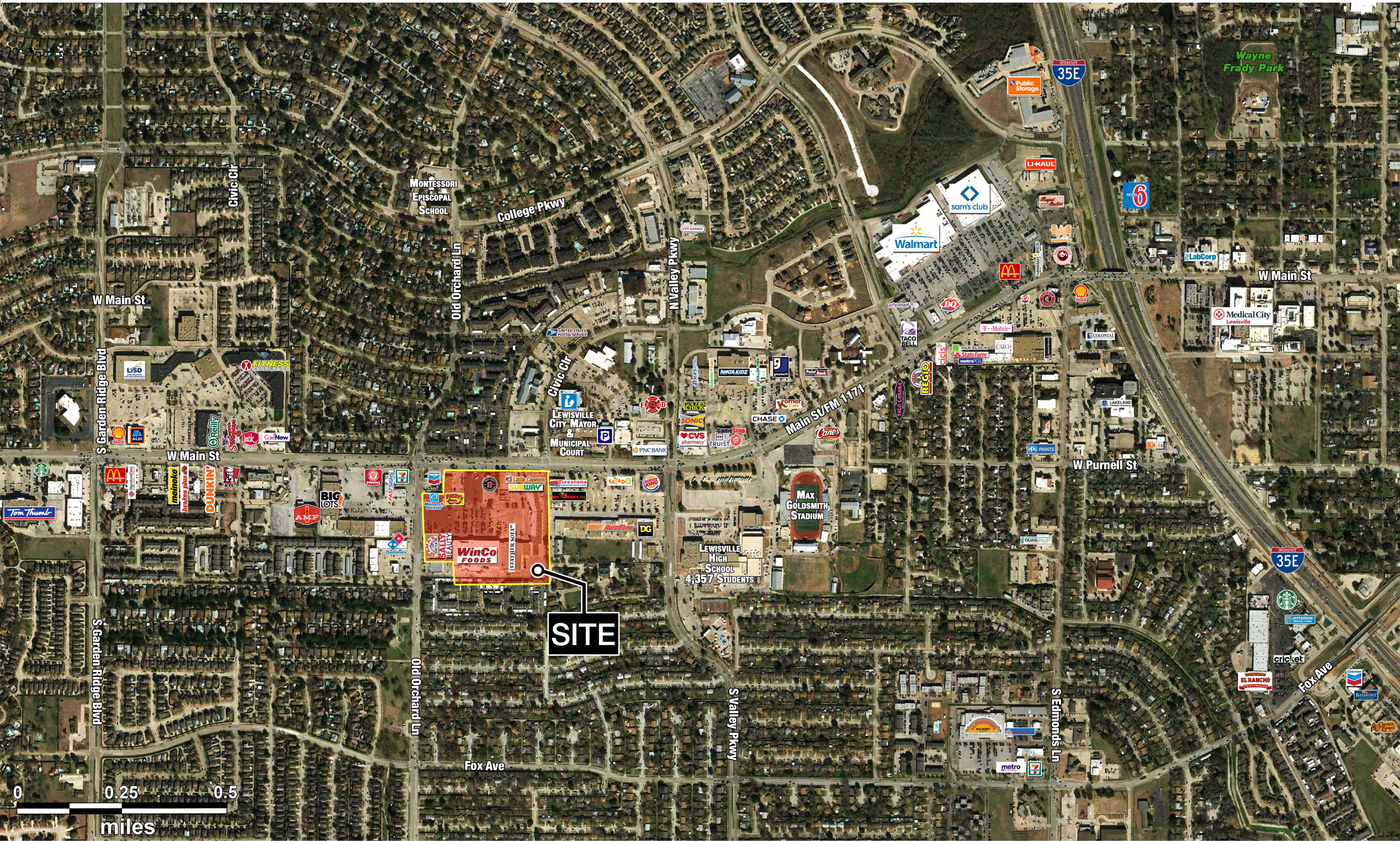
## Available Space

106	1,506 sf	222	1,440 sf
148B	2,380 sf	224	2,285 sf
206	2,396 sf	228	3,825 sf
207	3,000 sf		

## Current Tenants

101	L.A. Nails	575 sf
102	America's Gold & Diamond Exchange	1,960 sf
109	Liberty Tax Service	1,500 sf
113	Lana's Tailor	960 sf
115	The Threading Place	1,594 sf
117	Fuzzy's Taco Shop	3,351 sf
119	Speed Queen Coin Laundry	2,250 sf
123	Monarch Dental Associates	4,700 sf
130	WinCo Foods	86,000 sf
132	2nd Home Furniture	4,666 sf
140	Supercuts	1,560 sf
142	Sushi Rollin	1,820 sf
144	Sally Beauty Supply	1,600 sf
148A	ATI Physical Therapy	2,400 sf
160	Mama's Daughter's Diner	4,800 sf
200	Freedom Rehab Specialties	2,000 sf
203/4	Beauty 4 U	5,300 sf
209/10	Arrow Mirror & Glass, Inc.	5,120 sf
218	Milab Beauty	4,628 sf
220	Livingston Hearing Aids	2,000 sf
226	Brook Mays Music	2,742 sf
231	Harvest Chinese Restaurant	1,450 sf
233	Liquorland	5,764 sf
238	Little Caesar's	1,419 sf
238B	Cash Max	1,287 sf
239	Cliff's Check Cashing	1,000 sf
240	Subway	1,500 sf
248	Donut Palace	900 sf
250	Rose Nails	1,000 sf







# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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