

# BALCH SPRINGS COMMONS

BALCH SPRINGS, TX | SWQ I-635 AND LAKE JUNE ROAD

THE  
KROENKE  
GROUP



## AVAILABILITY:

PAD SITE | 1.206 ACRES OR  
52,536 SF GROUND LEASE  
ONLY

UNIT 6: 3,500 SF | FORMER  
ASHLEY STEWART

UNIT 15: 1,040 SF | H&R  
BLOCK AVAILABLE  
05/01/2025

NNN: \$9.44 PSF

LEASE RATES: PLEASE  
CALL FOR INFORMATION

## BALCH SPRINGS COMMONS TRAFFIC GENERATORS:

Walmart  
Supercenter

Raising  
Cane's  
CROQUEN FRENCH

MURPHY  
USA

Rainbow

DOLLAR TREE

SUBWAY

SALLY BEAUTY

WING-STOP  
WINGS

BANK OF AMERICA

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	12,652	107,589	260,385
2023 Total Households	4,038	32,419	77,854
2023 Daytime Population	10,962	80,170	214,236
2023 Average HH Income	\$66,167	\$69,419	\$71,354
2023 Median HH Income	\$52,872	\$53,515	\$54,563

## TRAFFIC COUNTS:

I-635: 142,375 VPD  
Lake June Road: 19,700 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

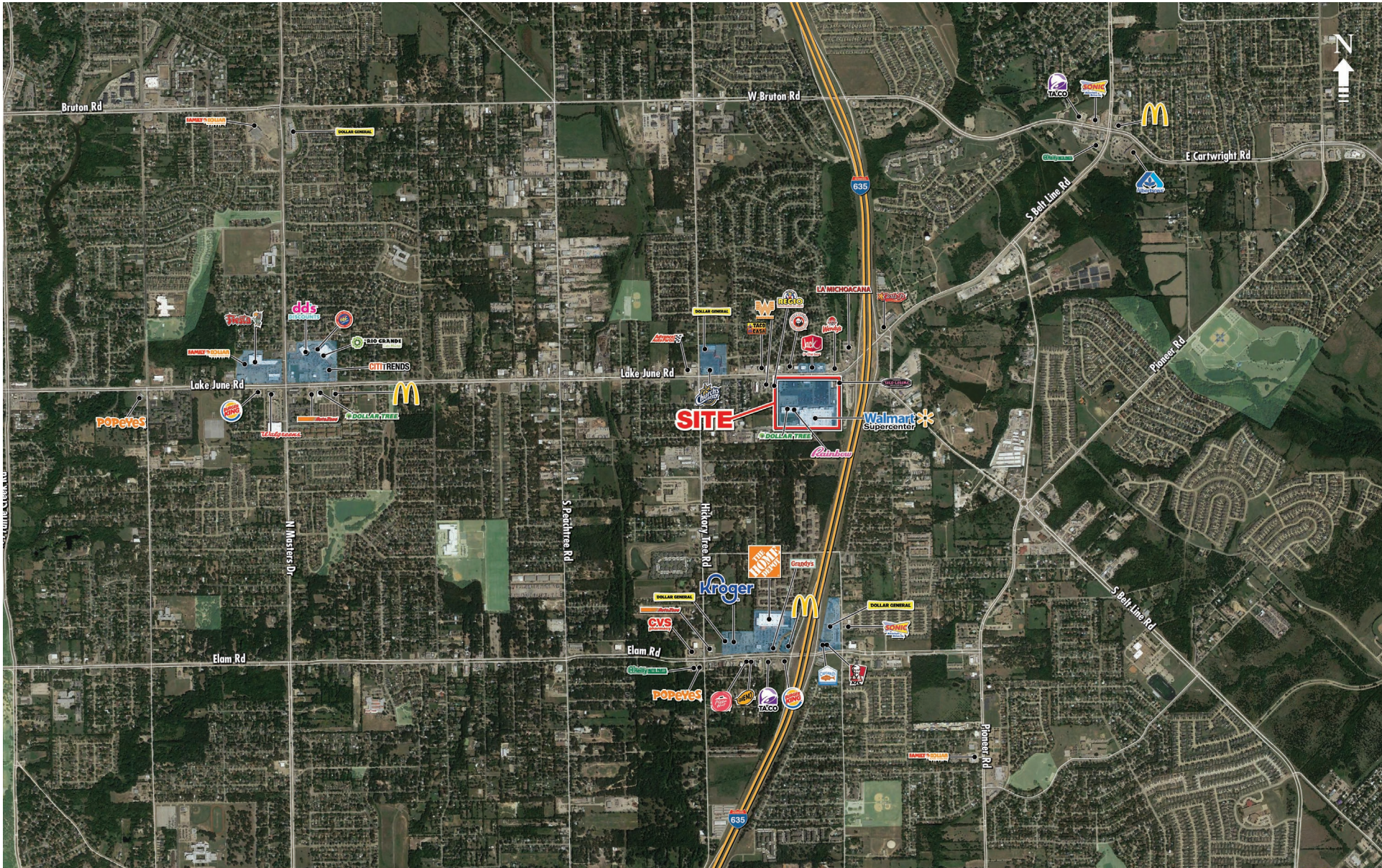
DAVID LEVINSON

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KEY

Available: ■

Leased: ■



SITE SUMMARY	
254,034 SQ. FT.	
1. Walmart	206,780 sq. ft.
2. Sally Beauty	1,600 sq. ft.
3. Smile Workshop	2,800 sq. ft.
4. ABS Beauty	1,400 sq. ft.
5. Freeway Insurance	2,100 sq. ft.
6. Available	3,500 sq. ft.
7. Bella Mia Nail Bar	3,000 sq. ft.
8. Rainbow	5,000 sq. ft.
9. Dollar Tree	9,500 sq. ft.
10. Louisiana CrabShack	4,500 sq. ft.
11. Subway	1,200 sq. ft.
12. Bella Auto Insurance	1,400 sq. ft.
13. Wing Stop	1,800 sq. ft.
14. Baja DFW	1,034 sq. ft.
15. H & R Block	1,040 sq. ft. [available 05/01/2025]
16. DJ Nails	780 sq. ft.
17. Metro PCS	2,232 sq. ft.
18. Leo's Auto Insurance	1,368 sq. ft.
19. The Cash Store	3,000 sq. ft.
20. Bank of America	
21. Raising Cane's	

