

CANNON NELSON CROSSING

ROANOKE, TX | NWQ CANNON PARKWAY AND BYRON NELSON BOULEVARD | 295 W. BYRON NELSON BOULEVARD



- Located across from Hawaii Falls Water Park, Roanoke Skate Park and Roanoke Community Park
- Roanoke has been one of the top 10 fastest-growing communities in the DFW metroplex for 3 straight years
- Historic Downtown: Roanoke boasts a charming historic downtown area, often referred to as the "Unique Dining Capital of Texas". It features a variety of restaurants, boutique shops and entertainment options
- Restaurant space, 2nd generation fitness and 2nd generation medical office space available

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	6,920	32,690	96,537
2023 Daytime Population	9,317	31,161	87,425
2023 Total Households	2,664	11,310	32,526
2023 Average HH Income	\$142,443	\$175,114	\$173,782

TRAFFIC COUNTS:

Byron Nelson Blvd.: 13,896 VPD
Highway 377: 17,400 VPD

AVAILABILITY:

1,751 SF | 2ND GEN. MEDICAL
2,250 SF | FITNESS + LARGE GREEN SPACE
UP TO 6,141 SF RESTAURANT
END CAP CAN BE MADE AVAILABLE [PLEASE DO NOT DISTURB—TENANT STILL OPERATING]

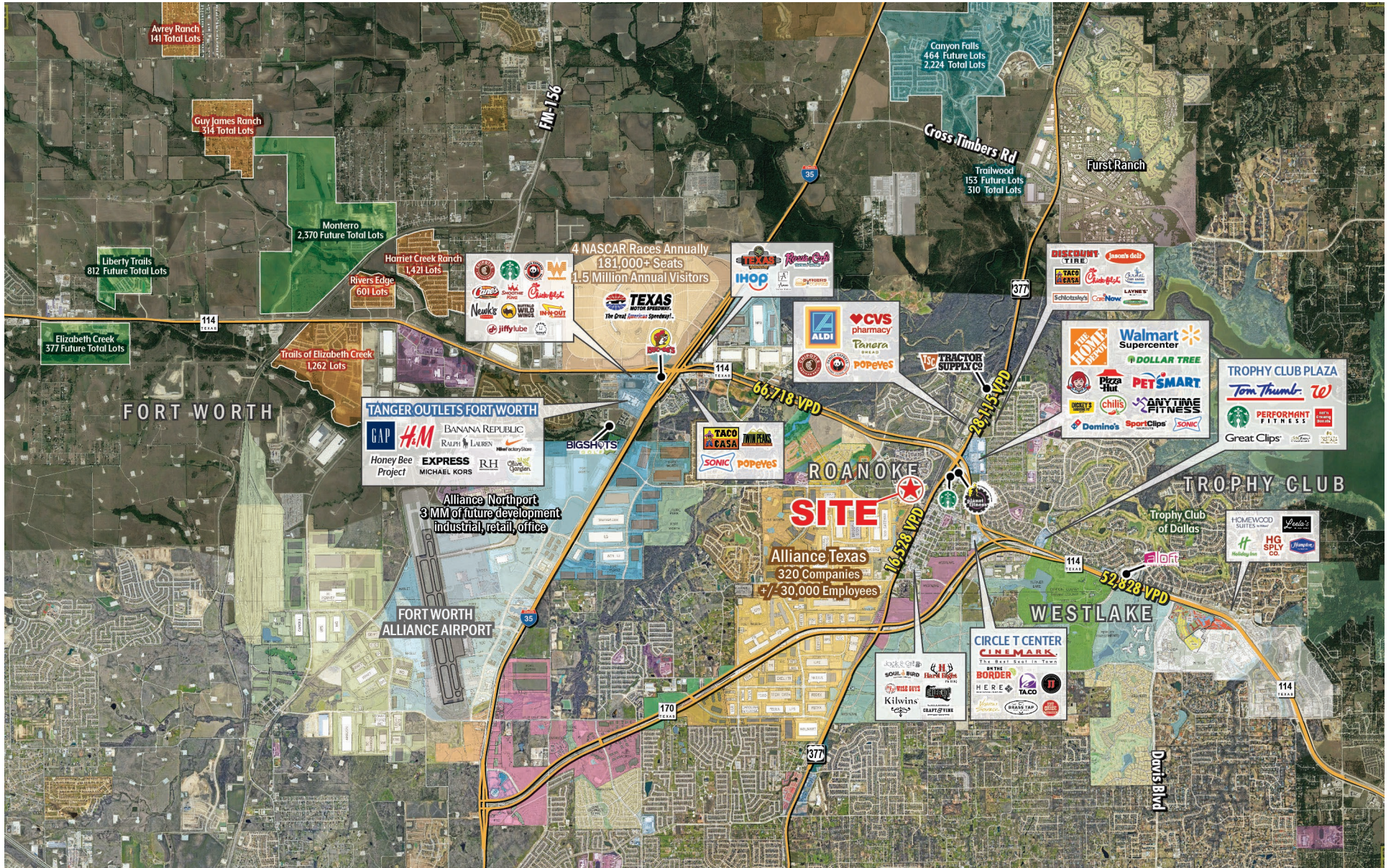
NNN: \$9.00 PSF | PLEASE CALL FOR ADDITIONAL INFO.

TRAFFIC GENERATORS:



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN MATHES
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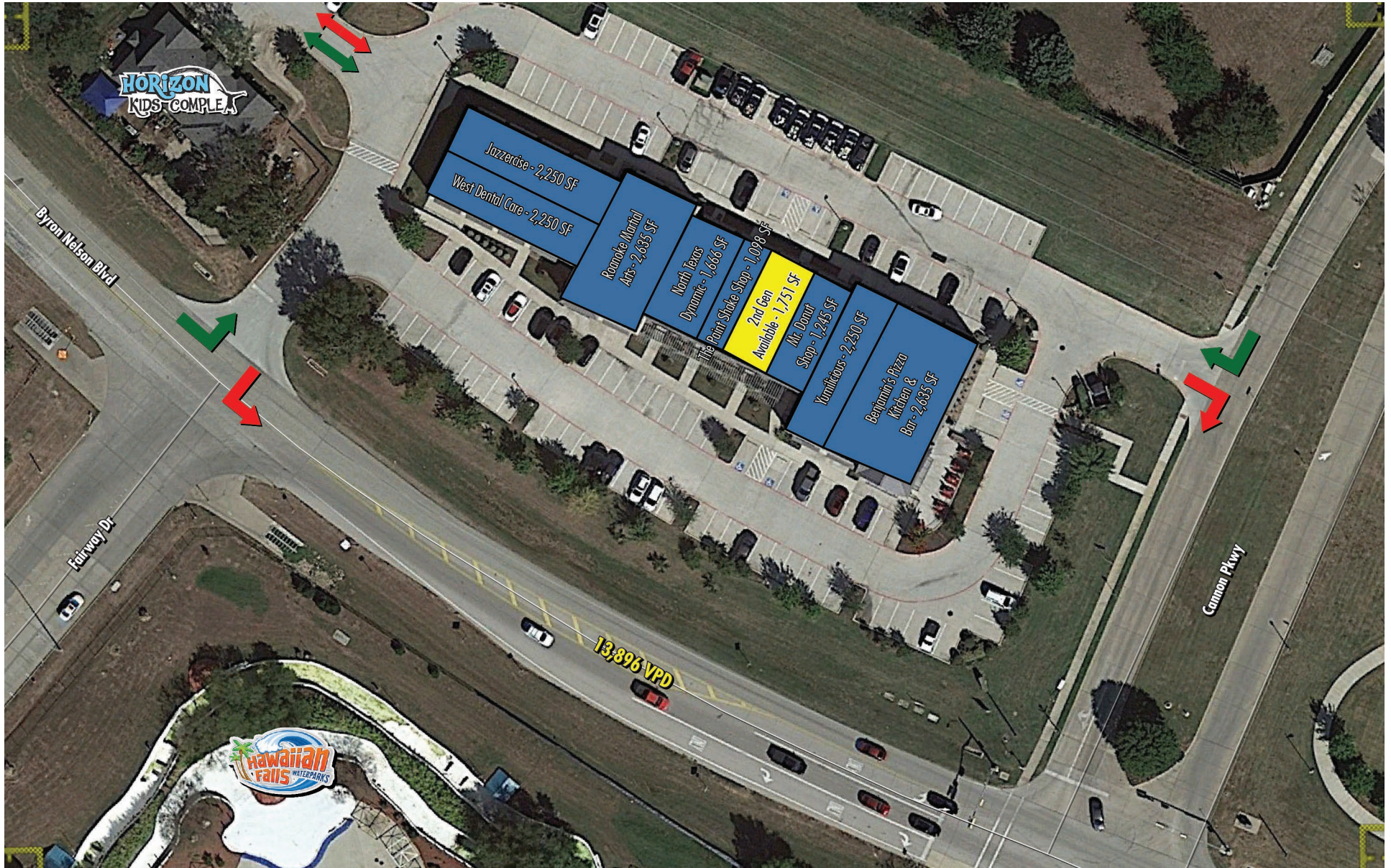
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