

SOUTHLAKE RETAIL SPACE FOR LEASE



Carroll Oaks Shopping Center
1101 E State Highway 114, Southlake, TX 76092





PROPERTY HIGHLIGHTS

- ## PROPERTY HIGHLIGHTS
- This free-standing retail building offers a rare opportunity to lease a retail space located in one of the most affluent and prestigious communities in the nation, Southlake Texas
 - Extremely high demographics in a convenient heavily travelled freeway location.
 - Excellent visibility and access from Highway 114, a primary corridor
 - The central location gives owners and clients easy access from anywhere in the Dallas/Fort Worth Metroplex and is minutes to DFW International Airport
 - Building Signage Available



PROPERTY HIGHLIGHTS

Address	1101 E State Highway 114 Southlake TX 76092
Retail Suites For Lease	Suite 104: 1,602 SF 2nd Gen Dental Clinic Suite 111: 1,528 SF Available Suite 114: 1,818 SF Available - Former Fitness
Year Built	1986 (Updated Exterior 2018)
Zoning	Commercial (Retail)
Building Size	17,414 SF
Traffic Counts	Carroll Ave: 13,153 VPD-23 SH-114: 125,035 VPD-23
Rent Rate	\$27.00 - \$28.00 per SF plus NNN
Investment Highlights	- Extremely high demographics surround the hard corner and the property lies directly off the convenient, heavily traveled freeway Hwy 114 - Easy Ingress/Egress to Major Roads - In Affluent Suburb of Southlake, TX across the street from Capital Grill
Excellent Demographics	Within a one-mile radius the average HH income is \$297,534, more than three times the national average.
Parking	86 Surface Parking Spaces
Fantastic Location	Located at the hard corner of Carroll Rd. & Hwy 114 this site sits in close proximity to the premier shopping destination, Southlake Town Square, and adjacent to the new restaurant/retail complex, Carroll Pointe.

SOUTHLAKE RETAIL CENTER

HIGH VISIBILITY | GREAT ACCESS | STRONG DEMOGRAPHICS
SOUTHLAKE, TEXAS

-  **EXCELLENT ACCESS**
Multiple points of ingress/egress
-  **AMPLE PARKING**
70+ surface parking spaces
-  **STRONG TENANT MIX**
National brands and local favorites
-  **PRIME LOCATION**
High traffic counts on E State Hwy 114



LOCATION
OVERVIEW

SOUTHLAKE



CONTACT INFORMATION

PAUL BLIGHT

Partner

C: 214.682.7192

O: 214.637.4300

pblight@glaciercommercial.com

STACEY YEARIAN

Vice President

C: 618.530.3550

O: 214.637.4300

yearian@glaciercommercial.com

Carroll Oaks Shopping Center | 1101 E State Highway 114, Southlake, TX 76092
RETAIL FOR LEASE



©2026 Glacier Commercial Realty L.P.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice