



SHOP SPACE + BTS

For lease:
NWQ Main St &
Fishtrap Rd
Providence Village, TX 76227

VENTURE

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Metrics

NWQ Main St & Fishtrap Rd
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Location

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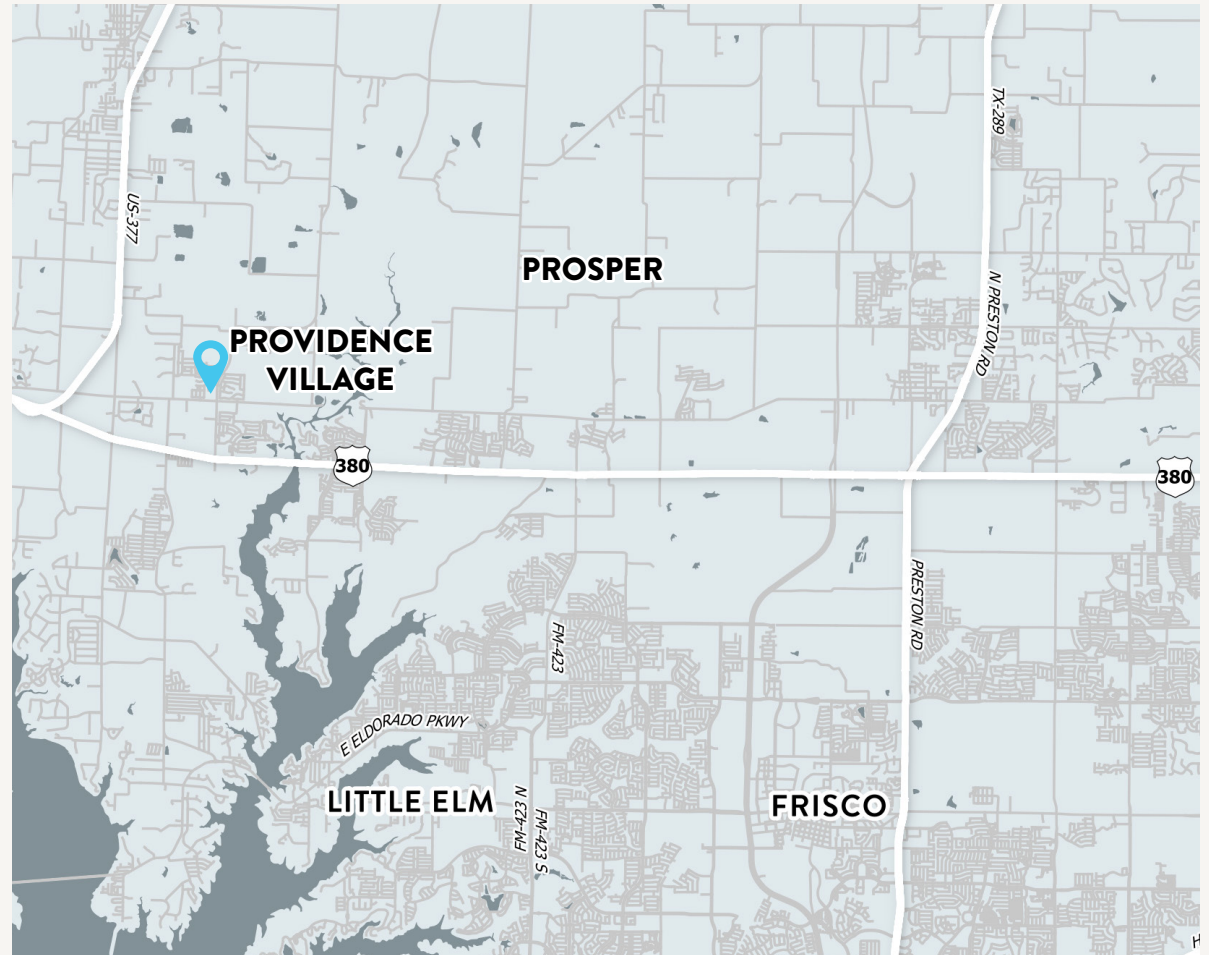
Available Spaces

Phase 1

Shop Space 9,626 SF w/ Drive Thru Coming Soon	Shop Space 7,240 SF (Deliverable March 2026)
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Phase 2

Lot 3 1.329 AC Retail: +/- 12,000 SF BTS	Lot 2 1.384 AC Retail: +/- 13,000 SF BTS
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Traffic Counts

Fishtrap Rd 1,888 VPD	Main St 15,466 VPD
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Area Attractions



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Property Highlights

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1. Site is directly North of the booming Highway 380 corridor
2. Substantial residential growth directly north of the site which has created a need for more neighborhood services
3. Highly visible retail on Main Street
4. Average Incomes are over \$148,000 within 3 miles within a 3 miles radius of the site

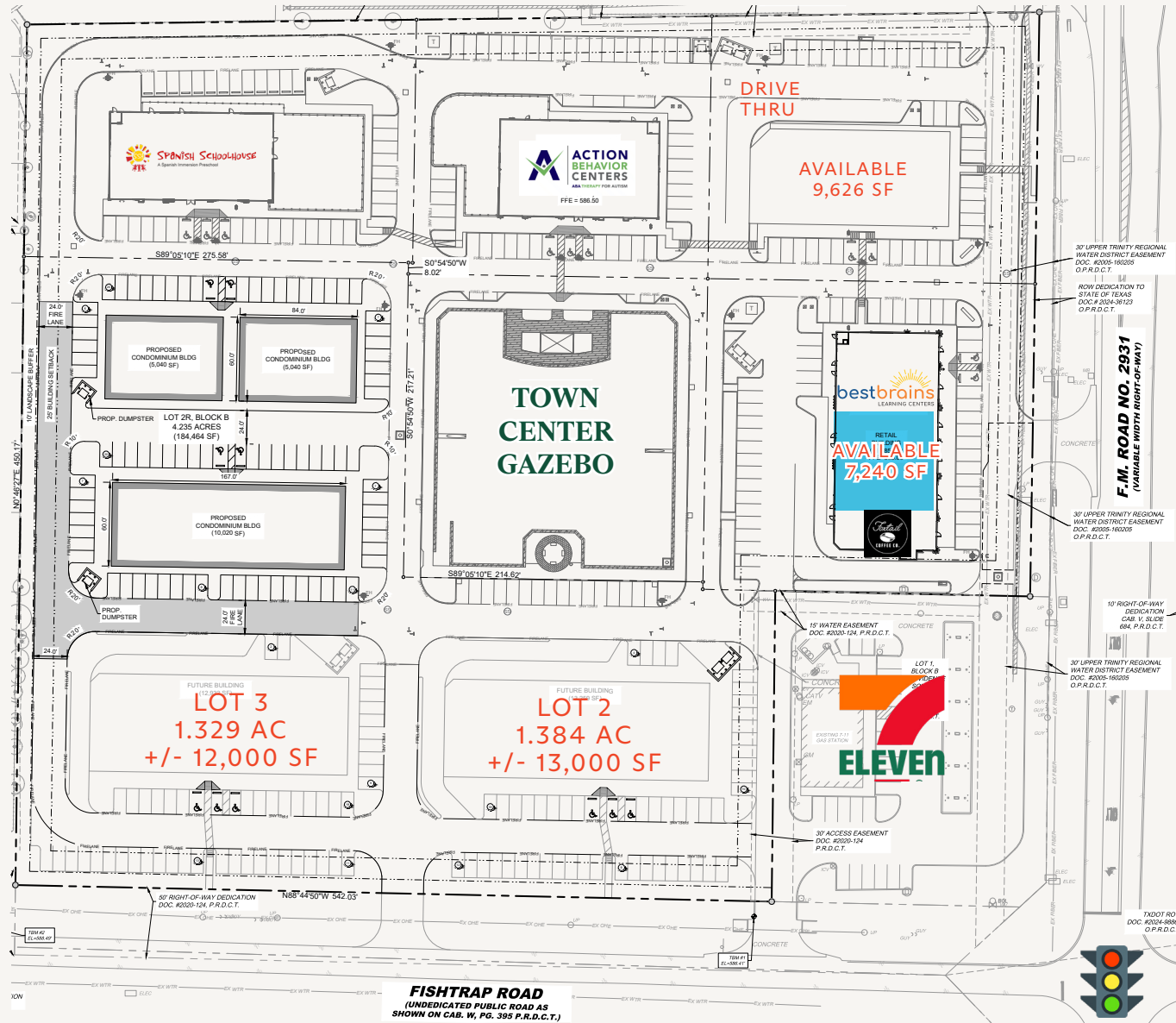


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,233	51,182	125,075
EST. DAYTIME POPULATION	726	3,887	9,309
EST. AVG. HH INCOME	\$125,573	\$148,853	\$154,245

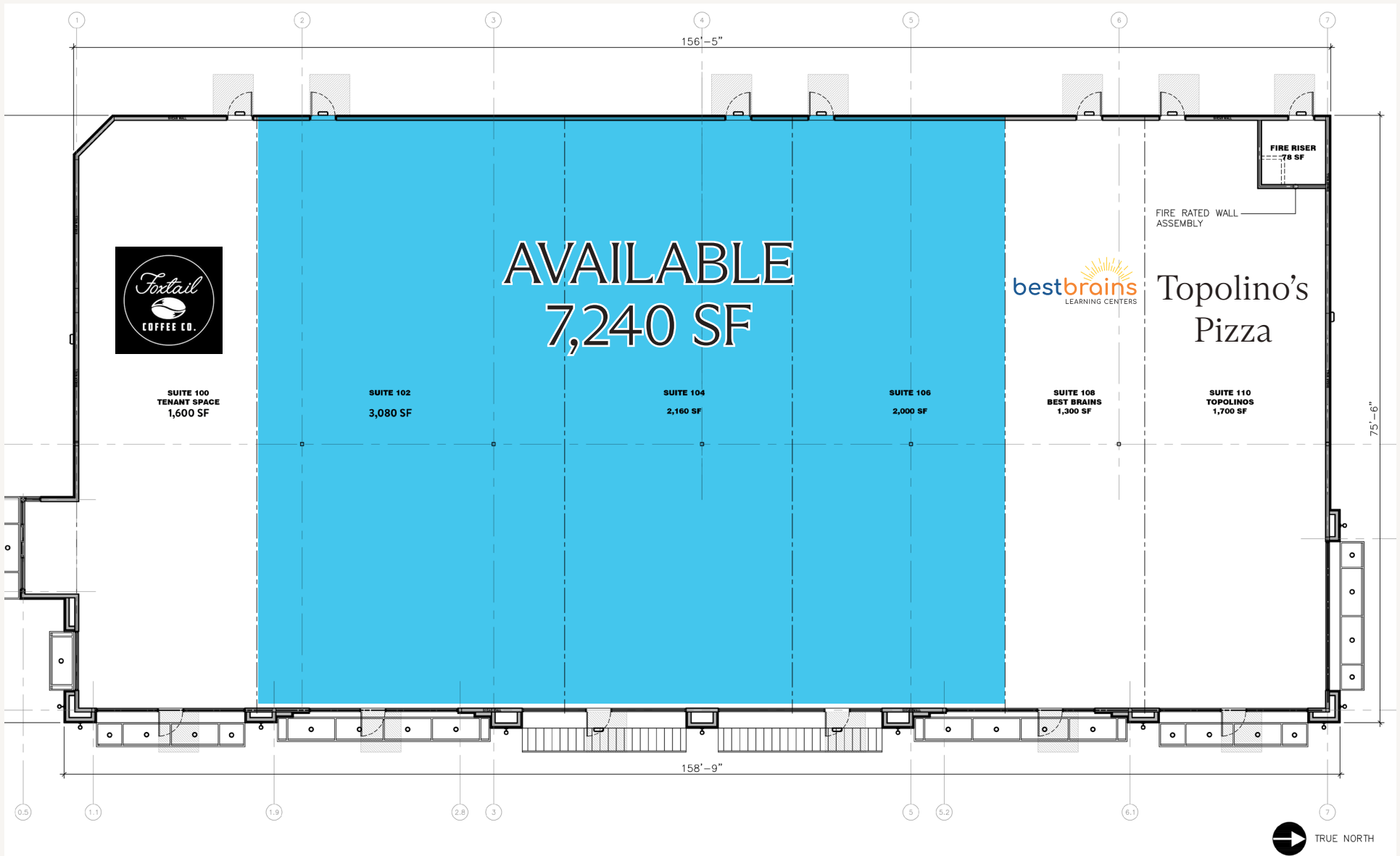
Site Plan

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LOD

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Close Aerial

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Drone Images

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Progress Photos

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