



### PROPERTY OVERVIEW

Located at the intersection of Holland Road and S. Plaza Trail, the **Timberlake Shopping Center** is a neighborhood shopping center ideal for prime office, service and retail shops. Join Palace of Pickleball, Dollar General, Spencer Dental & Braces, Maracaibo Bistro and Pho 78.

- Easy access to I-264/64
- Two (2) Out Parcels Available
- **AVAILABLE: ±1,350 - 2,800 SF**
- **SUBLEASE AVAILABLE: ±1,350 SF Hotdog Restaurant - Nice Buildout; No Hood**

### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	17,376	150,291	281,941
Average HH Income:	\$84,594	\$90,152	\$95,699
Traffic Count:	±42,206 VPD		

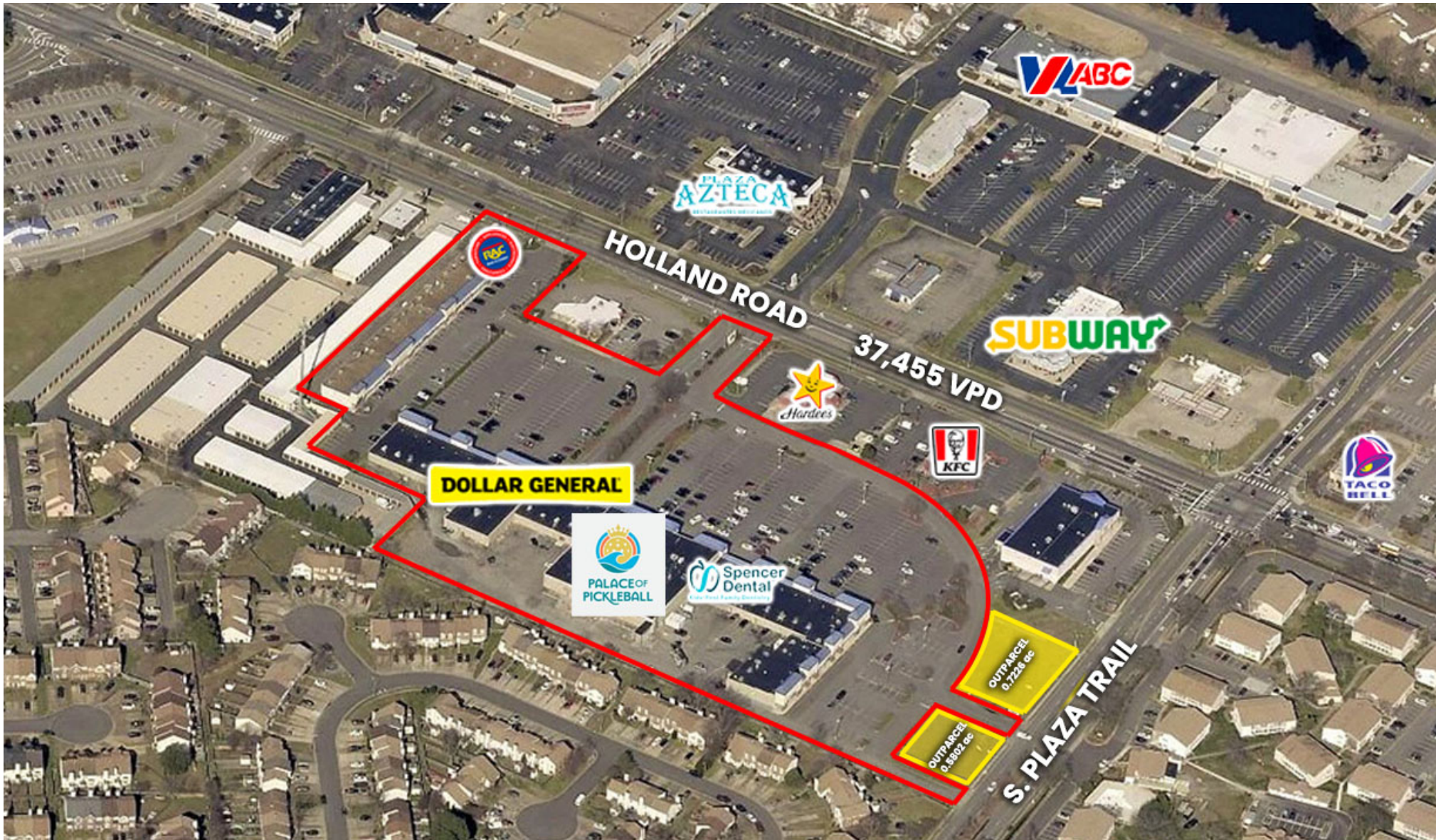
### AREA MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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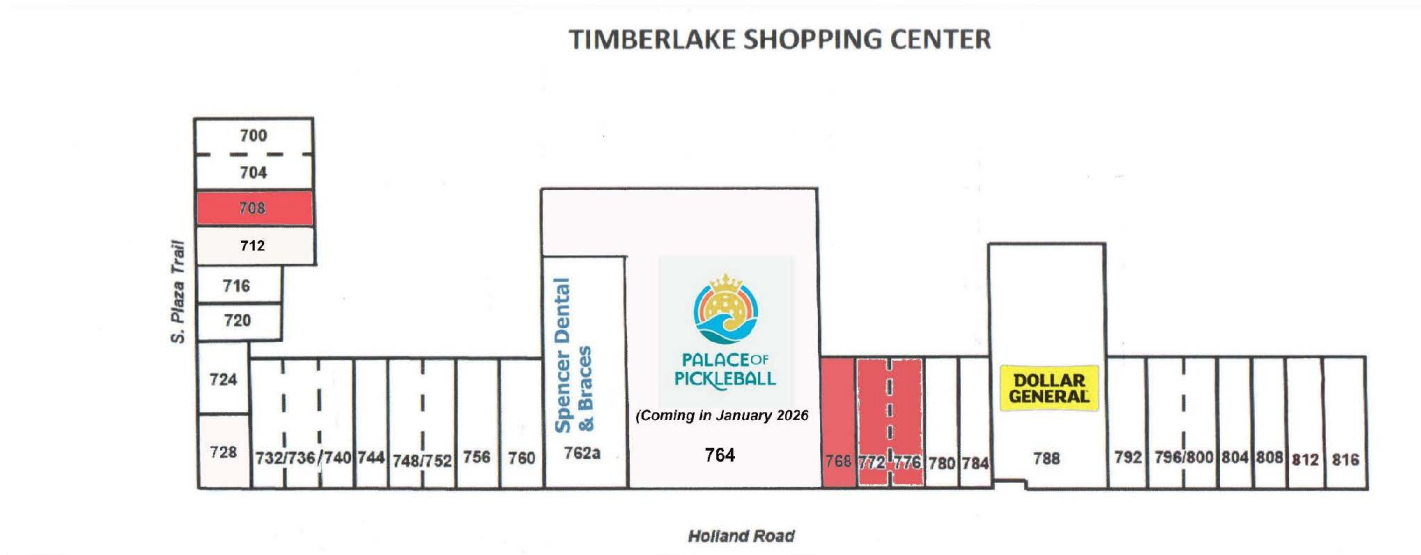
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<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>
700/704	Docker's	748/752	Vietnamese Restaurant	796/800	Stooges
<b>708</b>	<b>AVAILABLE (±1,400SF)</b>	756/760	Elite Nail Supply	804	Chinese Massage
712	Leviathan Tattoo	762A	Spencer Dental & Braces	808	Pet Supply & Grooming
716	Custom Cake Cakery	764	Palace of Pickleball	812/816	Reyes Bros Dominican Barbershop
720	Wings Way	<b>768</b>	<b>Hot Dog- SUBLEASE AVAILABLE (±1,350SF)</b>		
724	TimberlakeTailor	<b>772/776</b>	<b>AVAILABLE (±2,800SF)</b>		
728	Maracaibo Bistro	780	Bit of England	Out Parcel	Kentucky Fried Chicken
732/736/740	Cool Stuff	784	Hammer & Stain		
744	Angel Nails & Tan	788	Dollar General		
Updated 12/24/25		792	B & B Cards		

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