

\$25 - 8617 Sunset Boulevard, Rowlett

MLS® #21082917

\$25

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0.50 Acres

Rowlett, Rowlett, TX

Prime 8,100 SF Class A retail shell Storefront space available in a well-positioned shopping center in Rowlett, TX. Excellent visibility, ample parking, and strong traffic counts. Ideal for retail, restaurant, medical, or service-related businesses. Flexible floor plan ready for build-out.

Outstanding opportunity to lease or purchase a retail shell space in a thriving Rowlett location. This 8,100 sq. ft. shell space is part of a well-maintained shopping center surrounded by established residential neighborhoods and growing commercial development. The property offers:

- High visibility with strong daily traffic counts.
- Ample shared parking for tenants and customers
- Flexible floor plan ready for customization and tenant build-out
- Excellent location near major roadways, schools
- Suitable for retail, restaurant, medical office, fitness, or professional service uses

Rowlett is experiencing rapid growth, fueled by new residential communities and commercial demand, making this property an ideal long-term investment or business location.

Built in 2025

Essential Information

MLS® # 21082917



Price	\$25
Bathrooms	0.00
Acres	0.50
Year Built	2025
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	8617 Sunset Boulevard
Subdivision	Rowlett
City	Rowlett
County	Dallas
State	TX
Zip Code	75088

Amenities

Utilities	Cable Available, City Sewer, City Water, Electricity Available, Individual Gas Meter, Individual Water Meter, Sewer Available, Underground Utilities
Garages	On Street, Parking Pad, Parking Lot, Paved

Interior

Heating	None
# of Stories	1
Stories	1

Exterior

Lot Description	Landscaped
Roof	Metal
Construction	Brick, Concrete
Foundation	Slab

Additional Information

Zoning	Commercial Office or Retail
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Listing Details

Listing Agent	Lilu David
Listing Office	Beam Real Estate, LLC

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