



**FOR LEASE**

# VICTORY SHOPS AT WYLIE

NWC OF HIGHWAY 78 & BIRMINGHAM STREET

**WYLIE, TEXAS**

**TAYLOR CLUFF** Partner  
tcluff@duwestrealty.com | 214.720.0004  
**BRANDON BASS** Associate  
bbass@duwestrealty.com | 214.720.0004

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE



4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# VICTORY SHOPS AT WYLIE | NWC Hwy 78 & Birmingham St, Wylie, Texas 75098

## OVERVIEW

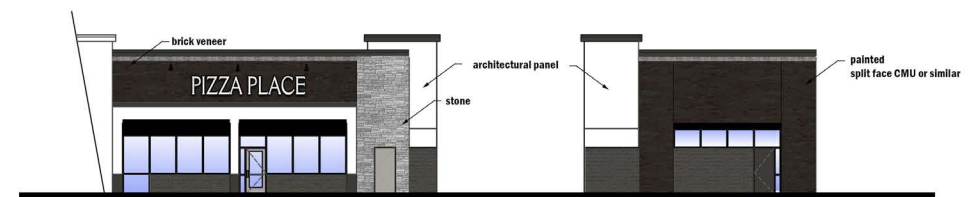
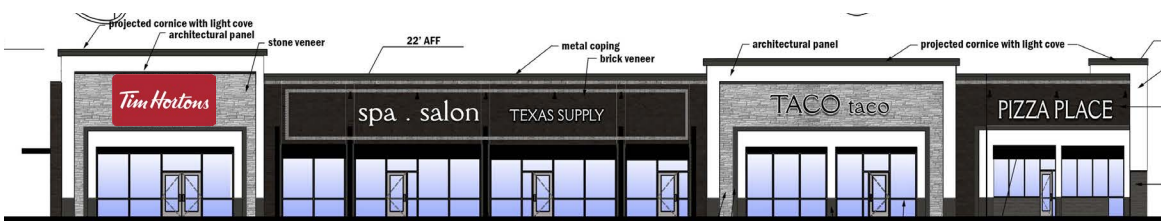
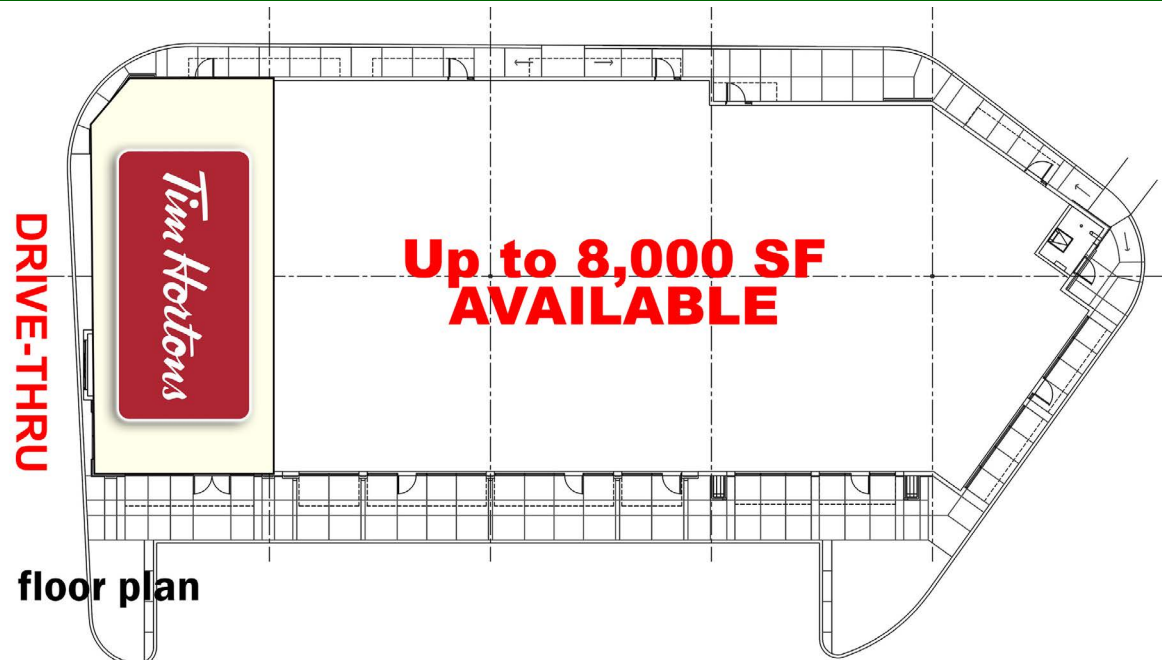
- Up to 8,000 SF Available
- End Cap Available
- Excellent visibility and easy access at the hard corner on Hwy 78 & Birmingham St
- Cross access with adjacent shopping centers including Chick- il-A, Whataburger, and Schlotzsky's
- Call for info & price

## TRAFFIC COUNTS

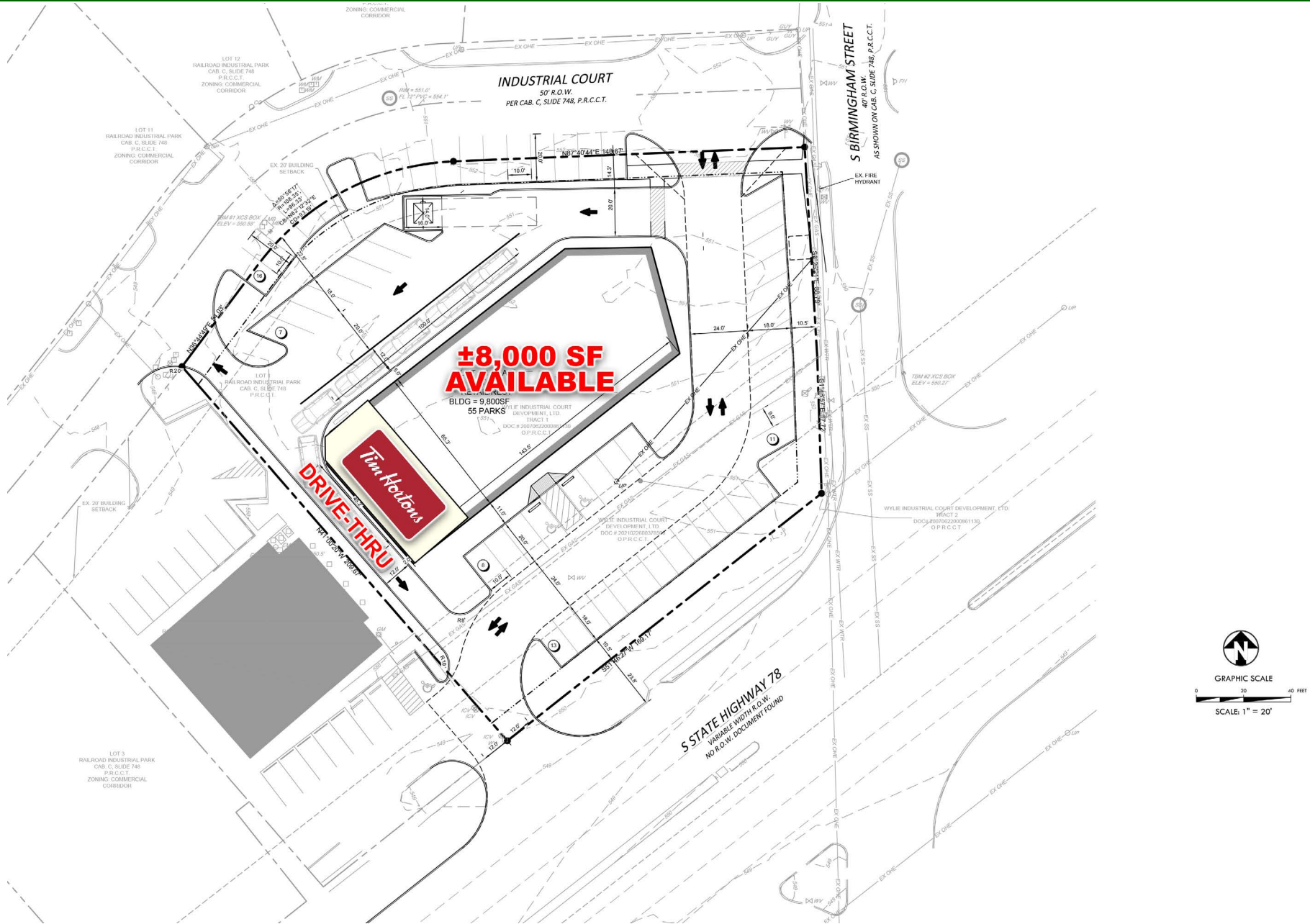
Highway 78: 33,007 VPD  
 FM 544: 25,997 VPD  
 (TXDOT, 2021)

## DEMOGRAPHICS

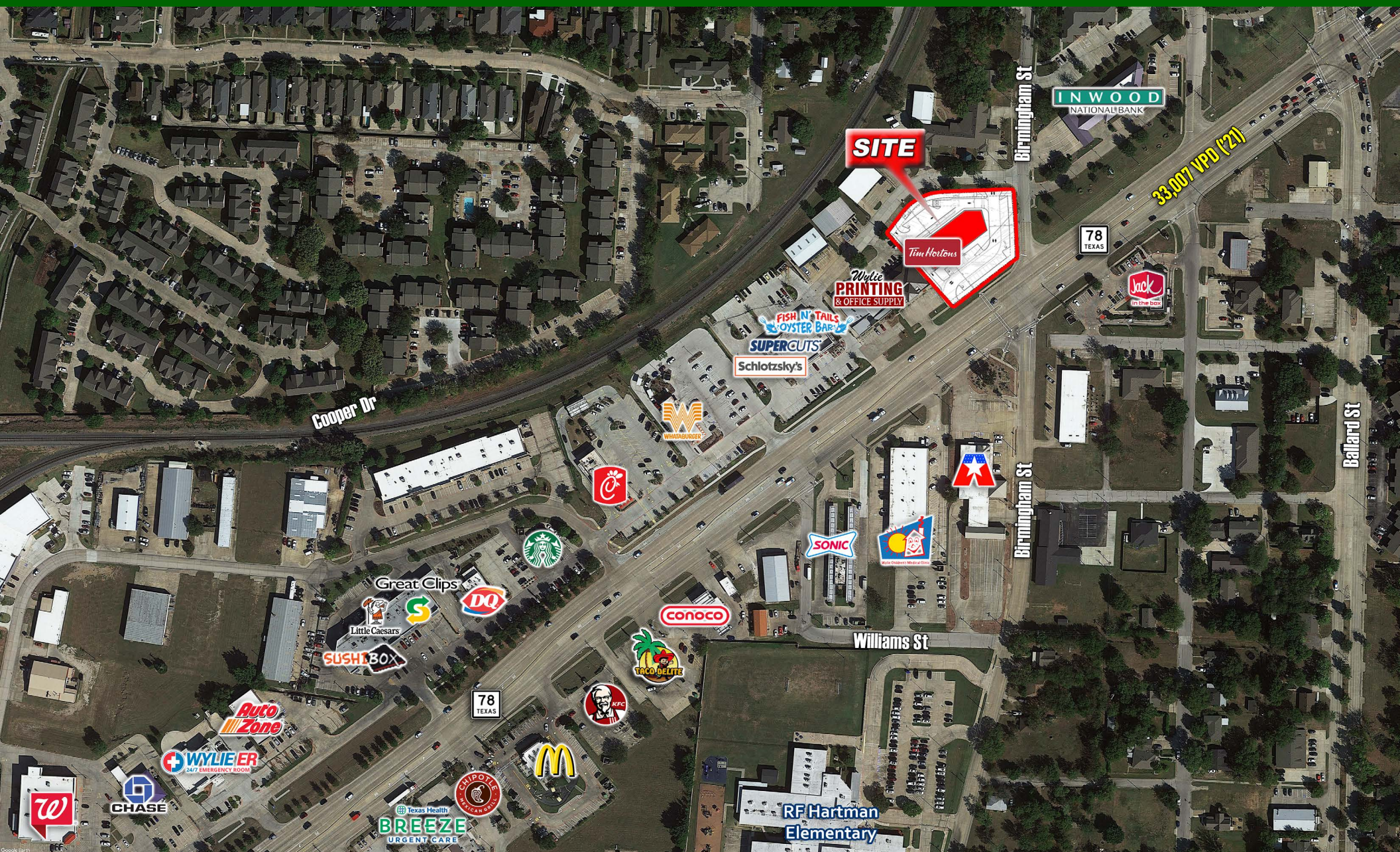
	1-mile	3-mile	5-mile
2022 Population	12,417	65,977	138,024
2027 Projected Pop.	13,315	71,504	148,549
Daytime Pop.	11,306	52,265	105,757
Avg HH Income	\$100,147	\$120,562	\$135,443



# VICTORY SHOPS AT WYLIE | NWC Hwy 78 & Birmingham St, Wylie, Texas 75098



# VICTORY SHOPS AT WYLIE | NWC Hwy 78 & Birmingham St, Wylie, Texas 75098

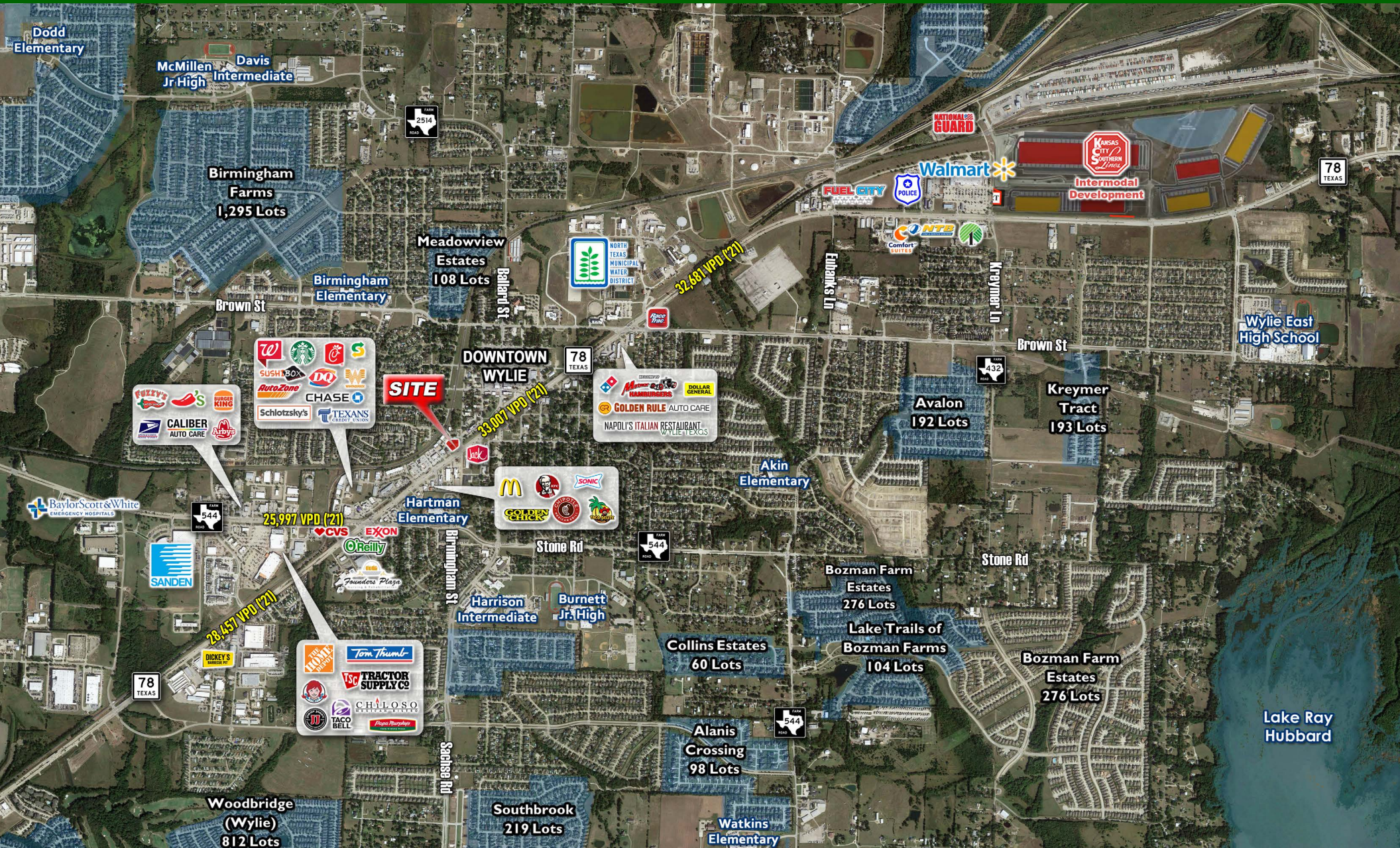


**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

**TAYLOR CLUFF** Partner  
tcluff@duwestrealty.com | 214.720.0004

**BRANDON BASS** Associate  
bbass@duwestrealty.com | 214.720.0004

# VICTORY SHOPS AT WYLIE | NWC Hwy 78 & Birmingham St, Wylie, Texas 75098



**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

**TAYLOR CLUFF** Partner  
tcluff@duwestrealty.com | 214.720.0004

**BRANDON BASS** Associate  
bbass@duwestrealty.com | 214.720.0004

