

MAIN COMMONS

102-134 N MAIN ST. DUNCANVILLE, TX 75116

for Lease
RETAIL & OFFICE



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544 East Wheatland Road, Duncanville, Texas 75116

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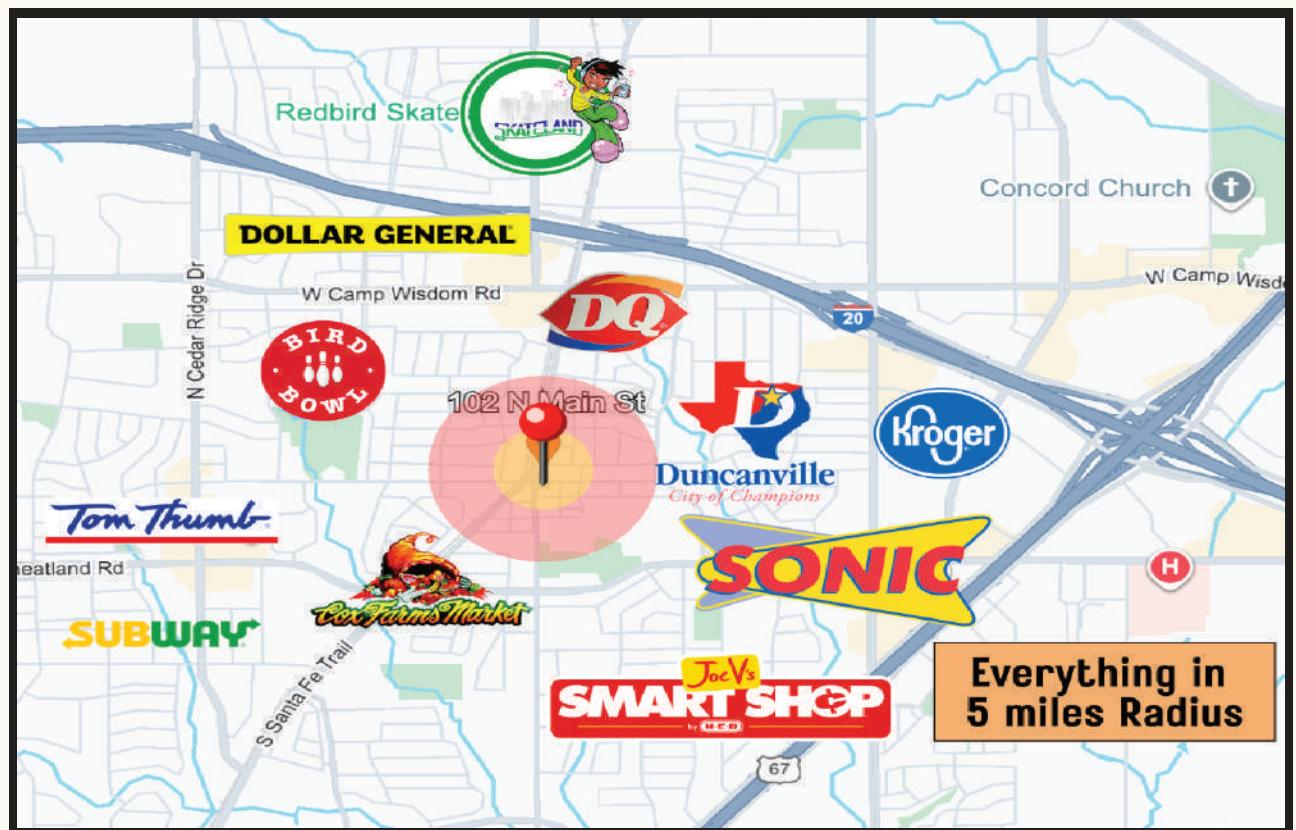
Property Overview

102 N Main St is a charming, historic commercial building located in the heart of Downtown Duncanville's Main Street district. Built in 1947, the property blends vintage character with modern functionality, making it highly attractive to retailers, restaurants, creative businesses, and professional service users.

The location is one of its biggest strengths. Situated on a highly visible, walkable corridor with strong foot traffic and excellent storefront exposure. Downtown amenities, nearby shops, dining, and easy access to major Dallas-Fort Worth roadways make it convenient for employees and customers alike.

With $\pm 11,800$ sq ft of leasable space, flexible MU-1 mixed-use zoning, and a solid parking ratio, the building supports a wide range of commercial uses. Its previous life as a church adds unique architectural interest, giving tenants an environment that stands out compared to typical retail or office buildings.

The downtown area serves a robust demographic base, including nearly 200,000 residents within 5 miles, offering strong consumer potential. Currently, the property is managed by Options Realestate.



Why Tenants Want This Space

- Highly visible Main Street location with excellent walkability
- Flexible zoning ideal for retail, dining, or creative concepts
- Strong surrounding demographics and community activity
- Ample parking and easy access to major highways
- Historic charm that adds brand personality and customer appeal

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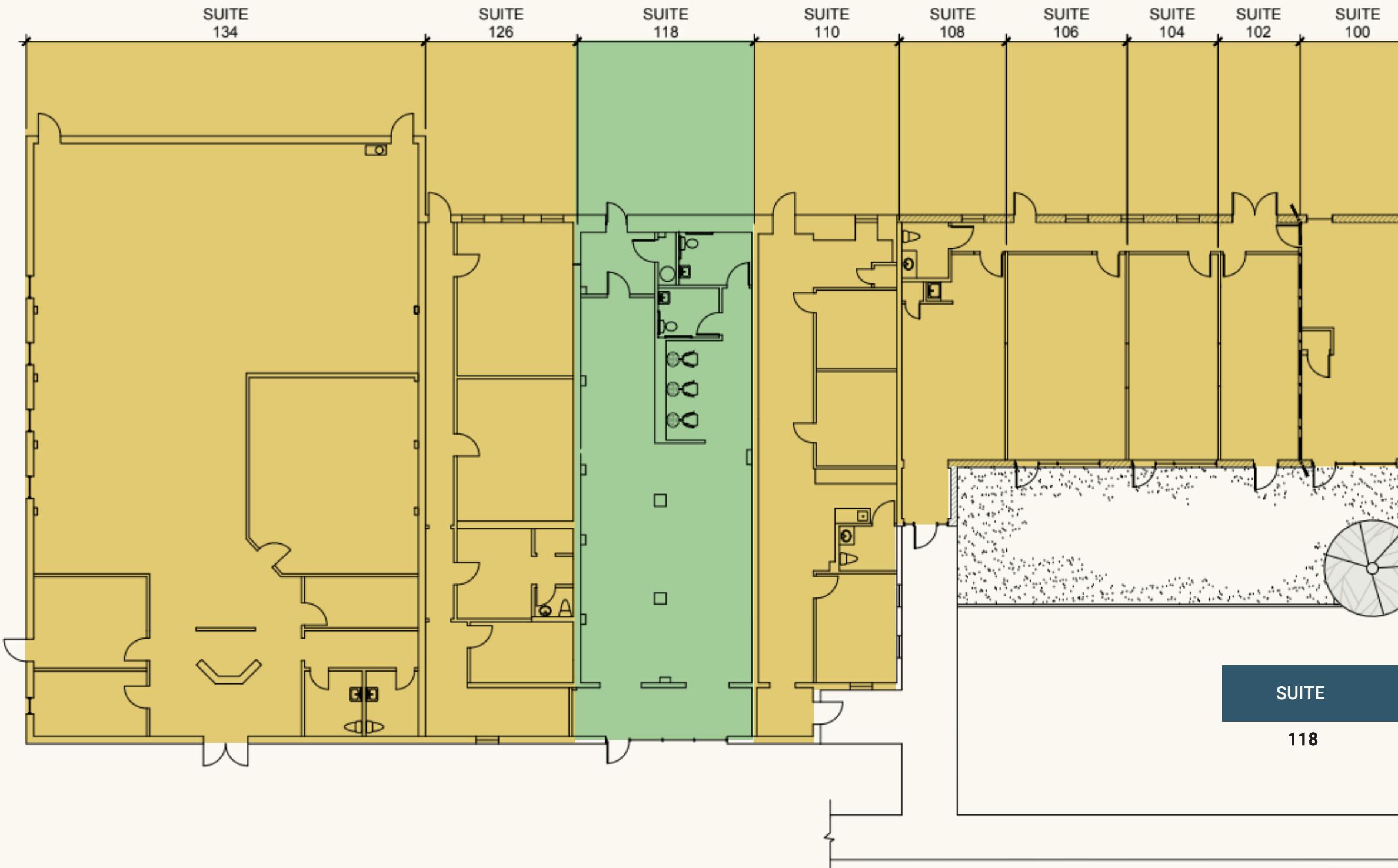
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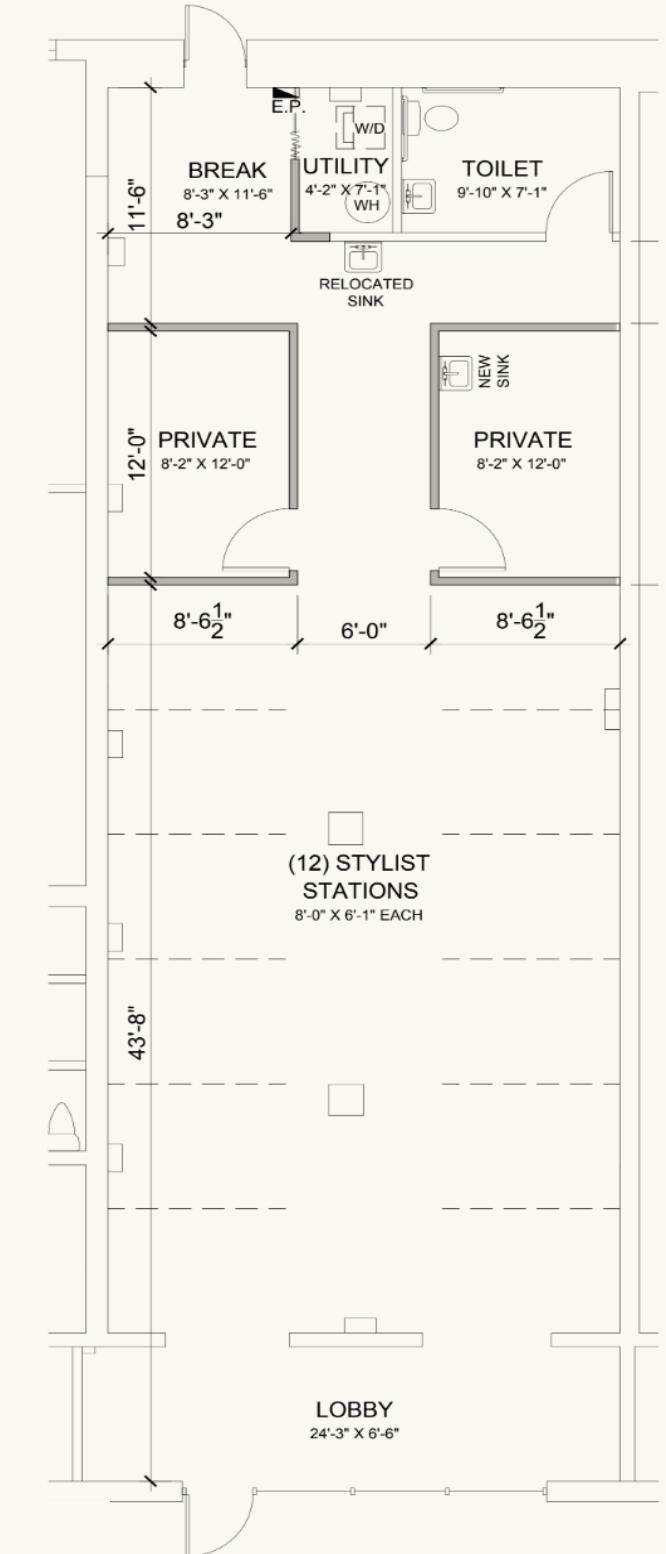
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