



**Multi-Tenant For Lease**

**Total SF: 112,103**  
**Total Acres: 11.61**  
**Min Contiguous SF: 0**  
**Max Contiguous SF: 0**  
**NNN Rate: \$6.42 Per SF**

Northwood Hills Village is a great location in North Dallas at the wonderfully busy intersection of Coit Road and Spring Valley Road. Offering Fiesta Grocery as a great anchor store, Northwood Hills Village is home to many different types of businesses in this popular center. Close to LBJ Freeway (I-635) and Central Expressway (Hwy 75), Northwood Hills Village is only minutes away from the suburban community of Richardson while being located in thriving Dallas.

**Features**

**Anchor Tenant:** Fiesta

**Demographics**

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	31,482	150,901	382,948
Households	10,194	63,115	161,714
Avg Household Income	\$64,473	\$93,358	\$97,798

**Traffic Counts**

Spring Valley Road	22,753 CPD
Coit Road	48,374 CPD
Year: 2017 Source: TXDOT	



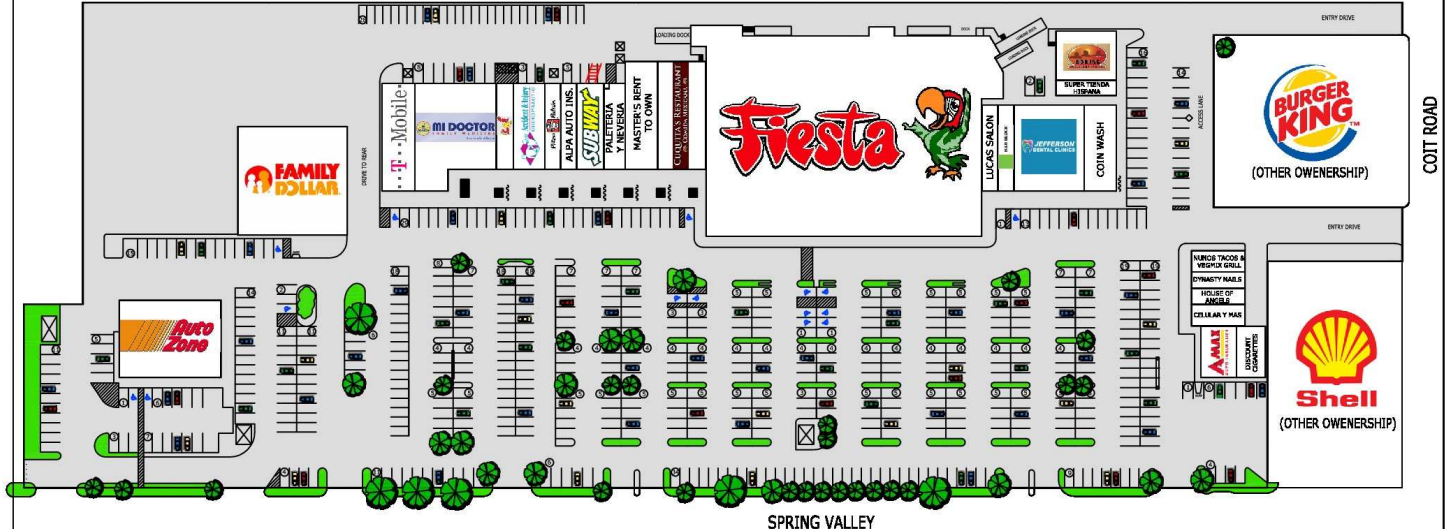
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## NORTHWOOD HILLS VILLAGE

8010-8180 SPRING VALLEY ROAD, 10416-10418 COIT ROAD  
DALLAS, TX 75240





**PROPERTY DATA**

8010-8180 Spring Valley Road

Suite	Tenant	SF	Suite	Tenant	SF
14016	BORJAS WESTERN WEAR	2464	8076	CUQUITAS RESTAURANT	4505
14018	SUPER TIENDA HISPANA	784	8074	MASTERS RENT TO OWN	2995
8010A	A-MAX AUTO INSURANCE	1584	8086	PALETERIA Y NEVERIA	1600
8010B	DISCOUNT CIGARETTES	1296	8086CR	CAMERA ROOM	0
8014	CELULAR Y MAS	1000	8090	SUBWAY	2000
8016	HOUSE OF ANGELS	750	8096	ALPA AUTO INS.	1200
8020	DYNASTY NAILS	750	8100	PIZZA PATRÓN	1200
8024	NUNOS TACOS	1000	8102	ACCIDENT & INJURY CLINIC	2400
8028	COIN WASH	2400	8106	CHICK-N-RICE	1280
8030	JEFFERSON DENTAL	5179	8112	MI DOCTOR	6600
8042	H&R BLOCK	1200	8136 #100	TMOBILE	3000
8046	LUCAS SALON	1200	8152	FAMILY DOLLAR	10000
8060	FIESTA MART	48900	8180	AUTOZONE	6816

**SITE LEGEND**

-  ROOF LADDER ACCESS
-  BIKE RACK

**TABULATIONS**

FIESTA:	48,900 SF
BLDG. "A":	26,780 SF
BLDG. "B":	9,979 SF
BLDG. "C":	3,248 SF
BLDG. "D":	6,380 SF
FAMILY DOLLAR:	10,000 SF
AUTOZONE:	6,616 SF
TOTAL:	112,103 SF
BLDG./LAN RATIO:	23.19%

**PARKING TOTALS**

STANDARD:	715
HANDICAP:	15
TOTAL:	731



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**SITE PLAN**

THIS SITE PLAN IS PREPARED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS SHOWN TO CORRELATE WITH THE GENERAL BUILDING LAYOUT AND DIMENSIONS. ACCESS AND PARKING AREAS, INCLUDING DRIVEWAYS, ARE NOT SHOWN. ALL DIMENSIONS ARE SUBJECT TO THE OWNER'S RECORDS, WHICH ARE SUBJECT TO SURVEY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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