

Multi Tenant

182,824 Total SF

27,602 SqFt available

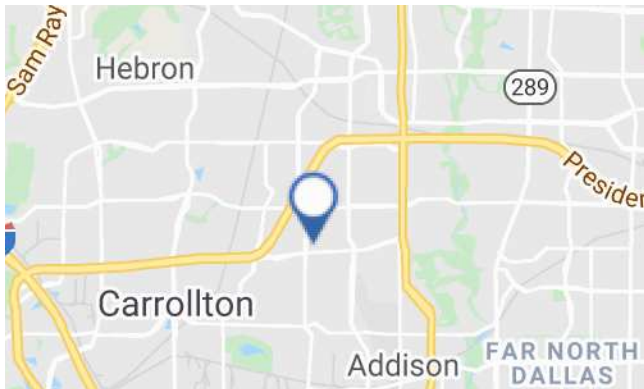
2,405 SqFt minimum

7,414 SqFt maximum

19.95 Total AC

\$3.87 NNN Rate Per SF

Location



Description

Situated in North Dallas on the Dallas/East Carrollton border, close to Addison and Plano, Bent Tree Hills is located just seconds from the George Bush Turnpike and the Dallas North Tollway at the Northeast corner of Marsh Lane and Trinity Mills Road. Bent Tree Hills is one of the newer centers in a well established retail rich area and offers major anchors along with busy restaurants and shops.

Contact

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Available Space

600	4,383 SF
300A	2,405 SF
221	2,800 SF
211	3,600 SF
700	7,000 SF
900	7,414 SF

Walmart



BENT TREE HILLS SHOPPING CENTER

3355-3427 TRINITY MILLS
DALLAS, TX 75287



PROPERTY DATA

3355 Trinity Mills			3411 Trinity Mills		
Suite	Tenant	SF	Suite	Tenant	SF
101	SHRIMP CITY	4,100	101	SOULY HAIR SALON	1,204
101	BENT TREE CHIROPRACTICS	2,100	100A	AVAILABLE	2,405
113	ONE WAY BEAUTY SUPPLY	736	101	FAMILY DOLLAR	8346
124K	CARWASH ROOM	96	3419 Trinity Mills		
200	WINGSSTOP	1,000	Suite	Tenant	SF
209	PRUDENT FAMILY DENTISTRY	1,600	3419	LIFETIME FITNESS	6892
211	AVAILABLE	800	3421 Trinity Mills		
213/213	CHEF CHU / PIZZA EXPRESS	3,000	Suite	Tenant	SF
221	AVAILABLE	2,000	100	JACKSON HEWITT	2,100
			Nat	GP & HR HAPPY CENTER	4411
3407 Trinity Mills			3427 Trinity Mills		
Suite	Tenant	SF	Suite	Tenant	SF
400	DIRT CHEAP	2,400	100	FASHION GALLERY	4,903
			100	STATE FARM	1,620
			700	AVAILABLE	7,000
3315 Trinity Mills			3427 Trinity Mills		
Suite	Tenant	SF	Suite	Tenant	SF
3315	PHARMACIA'S PHEN	16,500	100	TRINITY MARSH MEDICAL	5,122
			AVAILABLE	AVAILABLE	2,474
				Riser/Hall	81

SITE PLAN

THIS SITE PLAN IS SUBMITTED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE PROPOSED BUILDING. IT DOES NOT CONSTITUTE A CONTRACT. THE EXACT DIMENSIONS, ACCESS AND PARKING AREAS, SCOOTER TRAMP LOCATIONS, AND CONDITIONS ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION. CONTACT THE ARCHITECT FOR MORE INFORMATION.

SITE LEGEND

- ROOF HATCH ACCESS
- ROOF LADDER ACCESS

PARKING TOTALS

STANDARD:	1,598
HANDICAP:	39
TOTAL:	1,637



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