



Multi-Tenant For Lease

Total SF: 106,234
Available: 19,946 SF
Total Acres: 10.85
Min Contiguous SF: 1,432
Max Contiguous SF: 3,549
NNN Rate: \$4.86 Per SF

Bent Tree Plaza is located in Carrollton on the Addison border. Offering a great location at the Southwest corner of Midway Road and Trinity Mills Road. Bent Tree Plaza is just minutes from the George Bush Turnpike and the Dallas North Tollway. This is a busy location great for retail, service businesses, and restaurants.

Close to the Dallas North Tollway and the George Bush Turnpike.



Traffic Counts

| | |
|-------------------------|------------|
| Trinity Mills Road | 22,220 CPD |
| Midway Road | 38,180 CPD |
| Year: 2017 Source: ESRI | |

Demographics

| 2017 - Source: ESRI | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|-----------|
| Population | 16,248 | 139,171 | 373,297 |
| Households | 8,968 | 67,641 | 160,008 |
| Avg Household Income | \$82,541 | \$94,670 | \$103,592 |



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Dallas/Ft. Worth
 16475 Dallas Parkway, Suite 880
 Addison, TX 75001

BENT TREE PLAZA CENTER

2661 MIDWAY ROAD
CARROLLTON, TX 75006



PROPERTY DATA

| 2661 Midway Road | | |
|------------------|--------------------------|--------|
| Suite | Tenant | SF |
| 100 | EL AREPAZO VZLA | 1,440 |
| 101 | AVAILABLE | 1,432 |
| 101-A | TINT STAR | 1,368 |
| 102 | AVAILABLE | 2,100 |
| 103 | HARRY'S BRAIDS | 776 |
| 104 | MILLS DONUTS | 1,014 |
| 106 | THE ISLAND SPOT | 2,056 |
| 109 | THE CHOP SHOP | 6,120 |
| 114 | CICI'S PIZZA | 3,227 |
| 116 | MI ELECTRONICS | 2,296 |
| 117 | THE CELL PHONE SHOPPE | 696 |
| 201 | DOLLAR TREE | 10,000 |
| 205 | AVAILABLE | 2,045 |
| 207 | METROCREST RESALE STORE | 8,238 |
| 209 | ADDISON UPHOLSTERY | 2,324 |
| 210 | AVAILABLE | 1,503 |
| 211 | AVAILABLE | 1,561 |
| 212 | TODAY'S CUT | 980 |
| 213 | HERBALIFE | 1,051 |
| 214 | INTRINSIC FOUNDATION | 2,451 |
| 216 | GOLD BEAUTY SUPPLY | 14,994 |
| 216CR | CAMERA ROOM | 37 |
| 218 | NICKLEMANIA | 7,055 |
| 219 | AVAILABLE | 3,033 |
| 220 | AVAILABLE | 3,549 |
| 225 | ONCE UPON A CHILD | 6,101 |
| 228 | T+T LEGEND NAILS | 1,645 |
| 229 | AVAILABLE | 1,527 |
| 230 | A+ DENTAL - DR. BABALOUJ | 1,578 |
| 232 | AVAILABLE | 2,366 |
| 234 | AVAILABLE | 830 |
| 236 | FUZZY'S TACO SHOP | 3,087 |
| 239 | SCHLOTZSKY'S | 3,610 |
| 300 | THE HUMAN BEAN | 545 |
| 2655 Midway Road | | |
| O.P. | WENDY'S | 3,642 |

SITE PLAN

THIS SITE PLAN IS PREPARED SOLELY FOR THE PURPOSE OF SUBMITTING THE APPROXIMATE LOCATION AND USE OF THE BUILDING PROPERTY CONTAINED BY THE OWNERS. BUILDING EXITS, EGRESS CORRIDORS, ACCESS AND EGRESS AREALS, UTILITIES, ELEVATOR LOCATIONS, AND DISTANCES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE SPECIFICALLY INDICATED THEREON.

SITE LEGEND

| | |
|--|--------------------|
| | ROOF LADDER ACCESS |
|--|--------------------|

PARKING TOTALS

| | |
|-----------|-----|
| STANDARD: | 811 |
| HANDICAP: | 11 |
| TOTAL: | 822 |

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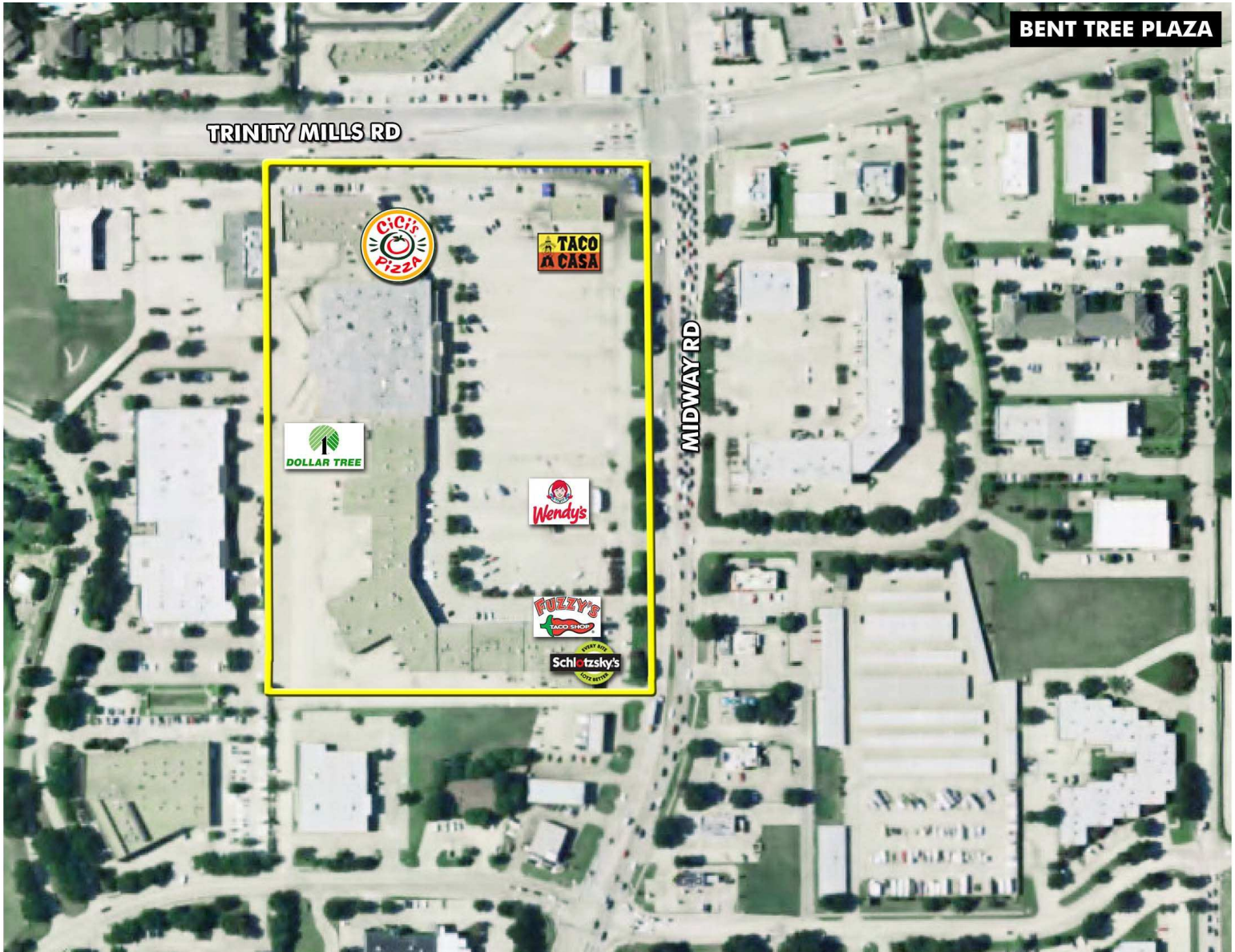
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