

**For Lease**

**Total SF: 178,292**  
**Available: 57,727 SF**  
**Total Acres: 15.565**  
**Min Contiguous SF: 2,184**  
**Max Contiguous SF: 52,443**  
**NNN Rate: \$5.29 Per SF**

Nestled in the prestigious Park Forest area of North Dallas, Sabre Realty Management's tradition continues with a fabulous retail center. As the name indicates, Park Forest neighborhood is sheltered from the traffic but is still located on one of Dallas' major thoroughfares, Forest Lane, just west of Marsh.

Close to the Dallas North Tollway and the Interstate Highway 635.

**Features**

**Anchor Tenant:** Marshalls, Big Lots

**Demographics**

| 2017 - Source: ESRI  | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 14,052    | 117,716   | 284,643   |
| Households           | 5,318     | 42,946    | 114,007   |
| Avg Household Income | \$109,975 | \$106,293 | \$109,061 |

**Traffic Counts**

|                          |            |
|--------------------------|------------|
| Marsh Lane               | 30,361 CPD |
| Forest Lane              | 32,690 CPD |
| Year: 2017 Source: TXDOT |            |



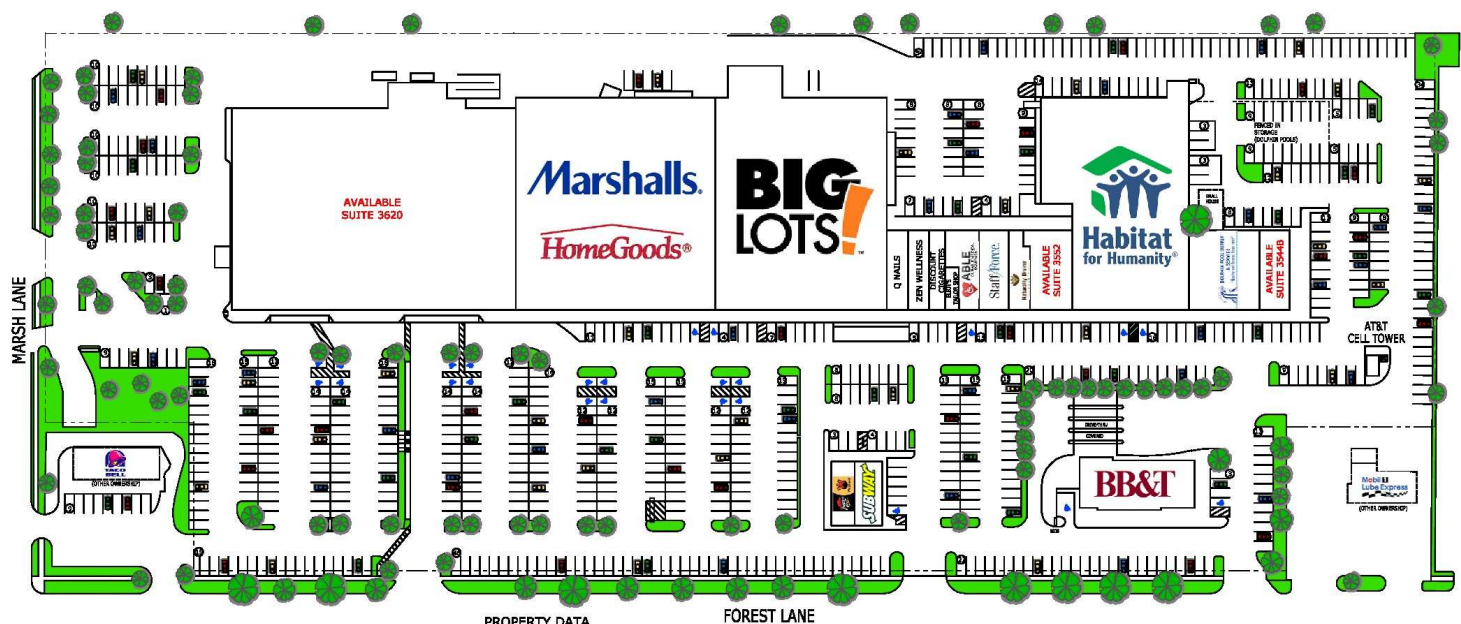
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## PARK FOREST SHOPPING CENTER SOUTHWEST

3544-3630 FOREST LANE  
DALLAS, TX 75234



**PROPERTY DATA**

| Suite  | Tenant                       | SF     |
|--------|------------------------------|--------|
| 3544   | DOLPHIN POOL SUPPLY          | 5000   |
| 3544B  | AVAILABLE                    | 2,184  |
| 3546   | HABITAT FOR HUMANITY RESTORE | 25252  |
| 3552   | AVAILABLE                    | 3100   |
| 3556   | NATURALLY DIVINE BEAUTY      | 1400   |
| 3560   | STAFF FORCE                  | 2110   |
| 3562   | ABLE MEDICAL EQUIPMENT       | 1507   |
| 3564   | ELIOT'S TAILOR SHOP          | 511    |
| 3568   | DISCOUNT CIGARETTES          | 1110   |
| 3572   | ZEN WELLNESSES               | 1463   |
| 3574   | Q NAILS                      | 1505   |
| 3610   | BIG LOTS                     | 33870  |
| 3612A  | SUBWAY                       | 1628   |
| 3612B  | PIZZA HUT/WINGSTREET         | 1284   |
| 3616   | MARSHALL'S/HOMEGOODS         | 37794  |
| 3620   | AVAILABLE                    | 52,443 |
| 3550   | BB&T                         | 5000   |
| 11733D | AT&T WIRELESS TOWER          | 0      |

FOREST LANE

| TABULATIONS:          |             |
|-----------------------|-------------|
| LAND AREA:            | 15.21 ACRES |
| LAND AREA SF:         | 662,509 SF  |
| BUILDING AREA:        | 177,561 SF  |
| <b>PARKING TOTALS</b> |             |
| STANDARD:             | 630         |
| HANDICAP:             | 21          |
| CART RACKS:           | 7           |
| TOTAL:                | 658         |



THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSES OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS PRESENTLY CONTAINED BY THE OWNER, BUILDING SEIZURE, SITE OBSTRUCTIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS, AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.



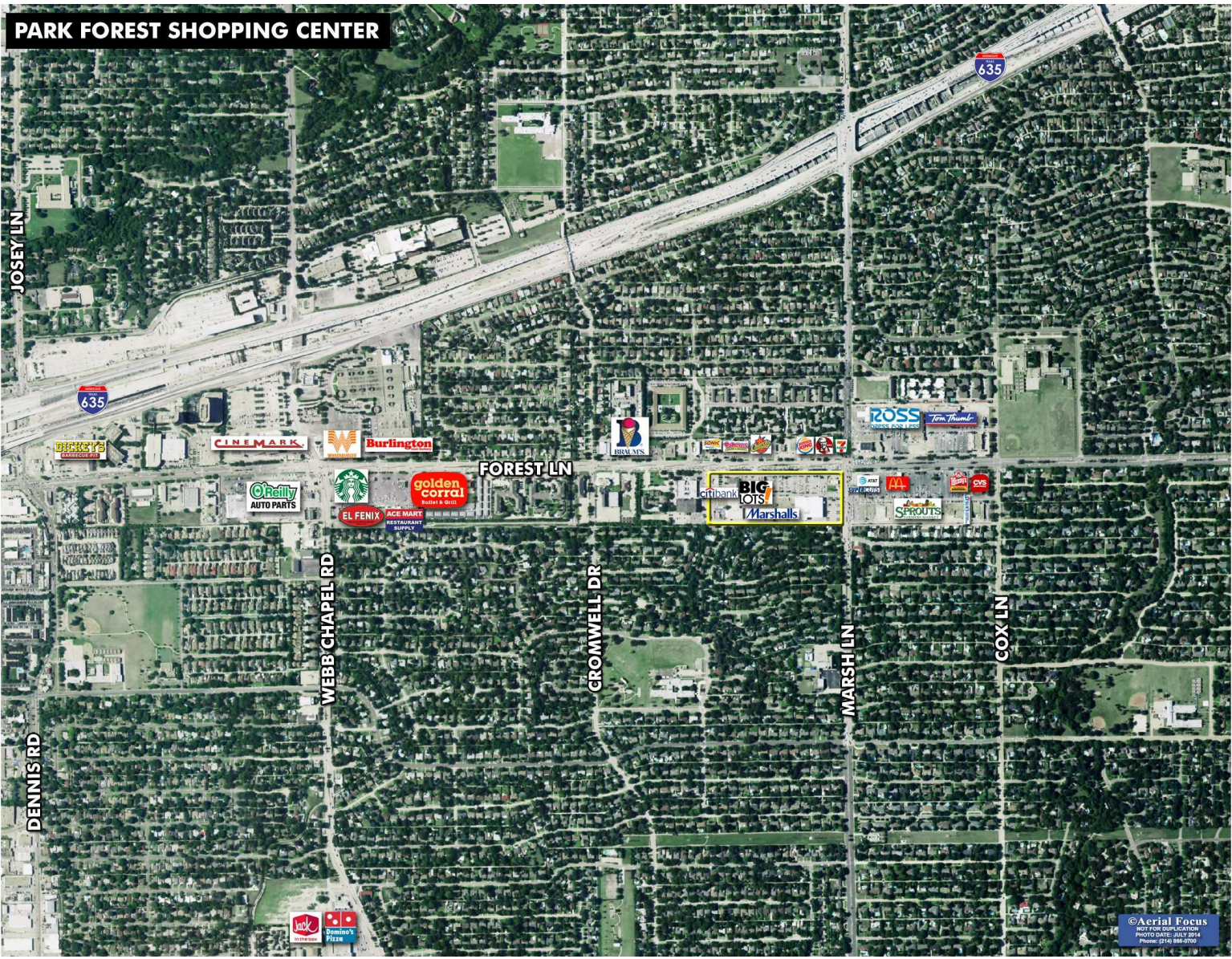
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