

RETAIL FOR LEASE

MIDWAY MILLS CROSSING

2650 Midway Road , Carrollton, TX 75006



Prominent Retail Center

Over 66,000 Vehicle per Day on Midway & Trinity Mills
Easy Access to Dallas North Tollway, PG&T, SRT 121 & 635

AVAILABLE SF	950-12,000 SF
LEASE RATE	\$12.00 - \$16.00 SF/Yr (NNN)
LOT SIZE	5.60 Acres
BUILDING SIZE	72,801 SF
YEAR BUILT	1986
RENOVATED	2009
ZONING	Commercial
MARKET	Bent Tree and Carrollton
CROSS STREET	Trinity Mills
SIGNAGE	2 Monument Signs
INGRESS/EGRESS	5 Drive Ways, 3 Entries on Midway, 2 on Waypoint
TRAFFIC COUNTS	Over 66000 on Midway & Trinity Mills

Midway Mills Crossing Tenants

- Advanced Auto Parts
- Phenix Salon Suites
- Amazing Nails
- Dance Institute
- Salon Masc
- HM Beauty Supply
- Choice Training Group Fitness
- Front Porch Pantry
- In Touch Credit Union
- Krav Maga Studio
- Millers & Associates
- Stratton Amenities



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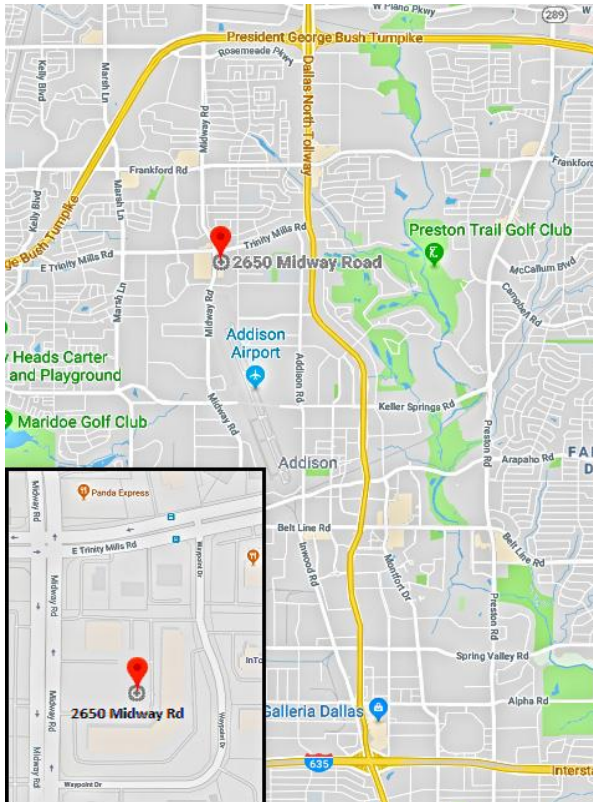
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MAJOR EMPLOYERS WITH 450 EMPLOYEES OR MORE IN THE AREA INCLUDE:

Halliburton Corp (Oil & Gas R&D)	1,300
McKesson Corp (Pharmaceuticals Distribution)	1,000
Western Extrusions (Aluminums Rolling Drawing & Extrusion)	900
Carrollton City Hall (Executive Office)	750
JCPenney Distribution (Distribution Center)	750
Baylor Medical Center (Hospital & Medical Center)	565
AER Manufacturing Inc (Engine Component Manufacturing)	500
ISS Facility Svc (Janitorial Service)	500
Hilton Reservation Worldwide (Reservation Service)	450

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2015 Estimated Population (est.)	20,645	128,874	357,149
2020 Project Population (prj.)	22,274	136,350	374,399
2015 Average HH	\$71,109	\$84,609	\$83,042

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