



Pad Sites For Lease

Total SF: 243,631
Available: 17,100 SF
Total Acres: 5.593
Available: 1.04 Acre(s)
Min Contiguous SF: 17,100
Max Contiguous SF: 17,100
Available upon Request

Park Forest Northwest is located in the busy Park Forest area of North Dallas. This center is surrounded by neighborhoods, multi-family communities, adjacent shopping centers and is located on one of Dallas' major thoroughfares, Forest Lane, just west of Marsh Lane.

Close to the Dallas North Tollway and I-635.

Pad sites available for ground lease.

Demographics

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	13,743	116,321	278,408
Households	5,180	42,174	111,142
Avg Household Income	\$98,661	\$104,697	\$108,843



Traffic Counts

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



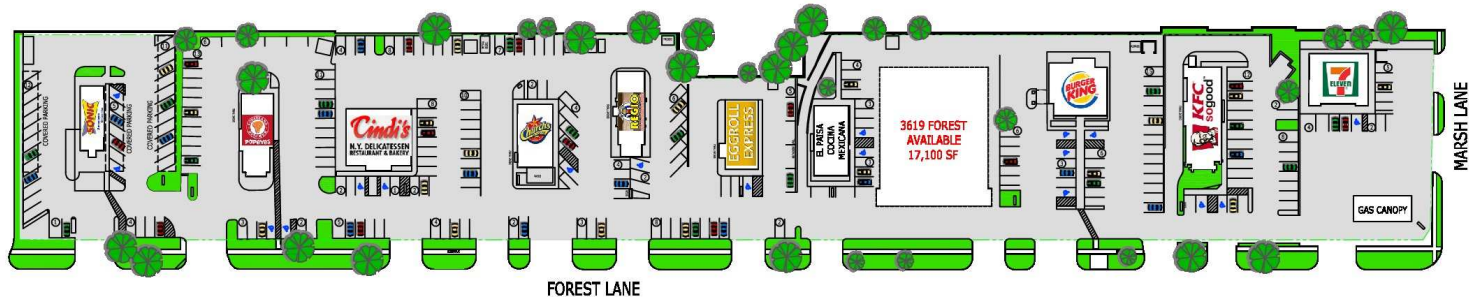
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Dallas/Ft. Worth
 16475 Dallas Parkway, Suite 880
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PARK FOREST SHOPPING CENTER NORTHWEST

3555-3637 FOREST LANE
DALLAS, TX 75234



PROPERTY DATA

Address	Tenant	SF
3555	SONIC	1,360
	LAND	28,310
3559	POPEYE'S CHICKEN	2,218
	LAND	27,508
3565	CINDY'S N.Y. DELICATESSEN	3,324
	LAND	25,650
3601	CHURCH'S CHICKEN	1,956
	LAND	17,100
3605	EL POLLO REGIO	2,061.80
	LAND	18,570
3611	EGGROLL EXPRESS	1,995
	LAND	14,971
3617	EL PAISA	2,089.70
	LAND	18,561
3619	PAD SITE	
	LAND	17,100
3629	BURGER KING	2,677
	LAND	28,500
3633	KFC	2,939
	LAND	25,000
3637	7-11	2,585
	LAND	23,690

TABULATIONS	
LAND AREA:	5.993 ACRES
LAND AREA SF:	243,631.08 SF
PARKING TOTALS	
STANDARDS:	241
HANDICAP:	18
TOTAL:	259



THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS PRESENTLY CONTEMPLATED BY THE OWNER. BUILDING SIZES, SITE DIMENSIONS, 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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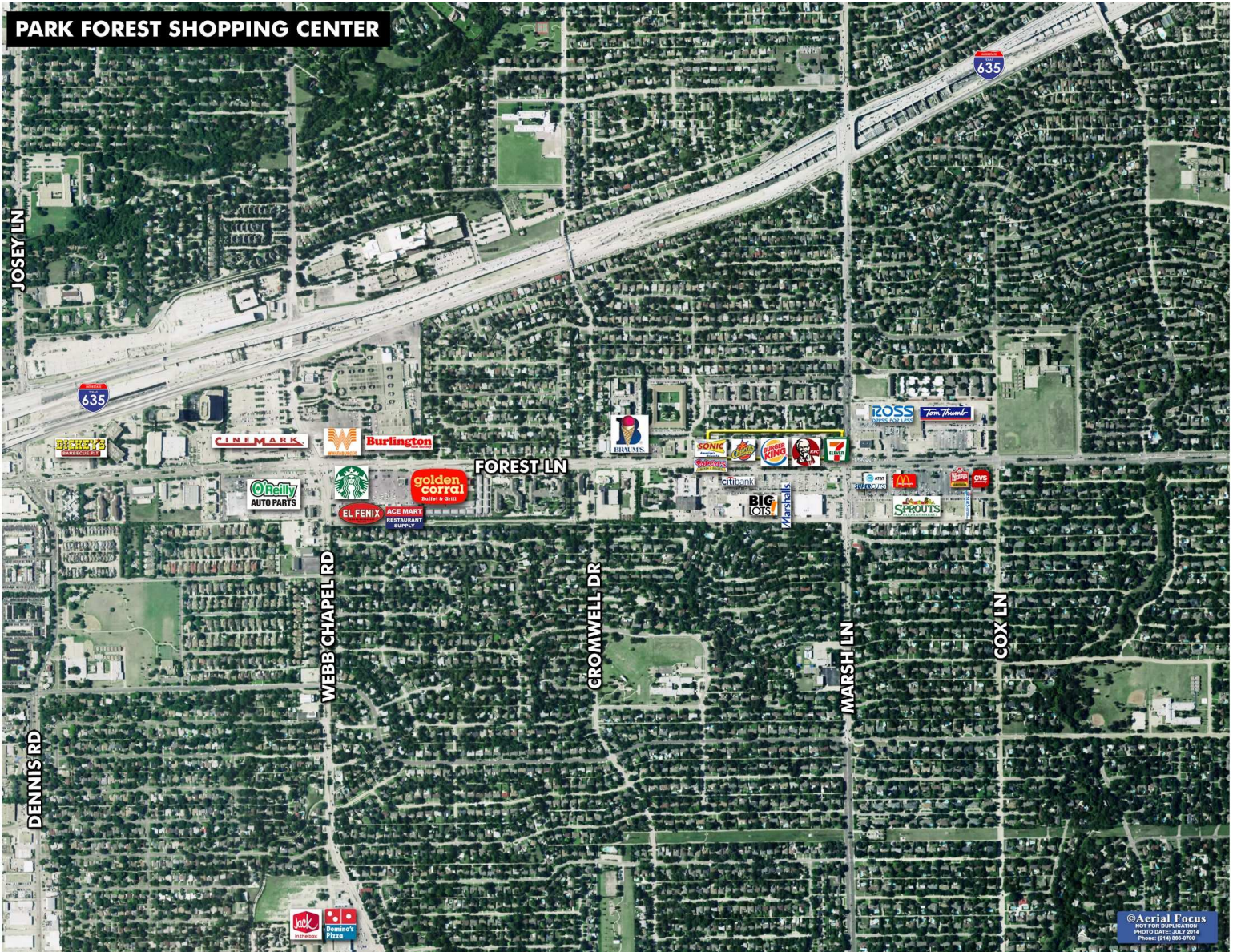
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PARK FOREST SHOPPING CENTER

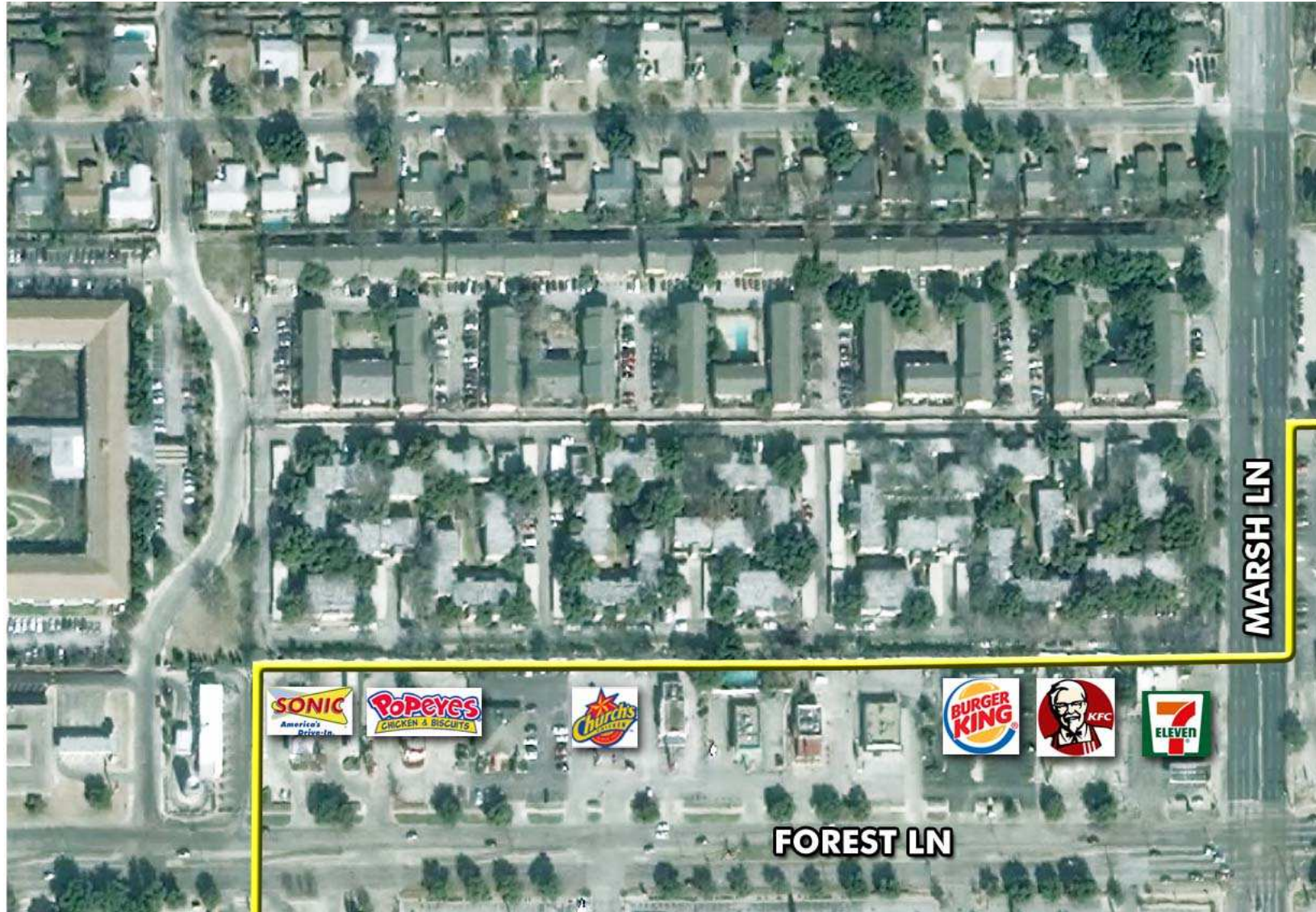


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NOT FOR REPLICATION
PHOTO DATE: 05/12/2014
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