

FOR LEASE



MILLS POINTE SHOPPING CENTER

SEC Trinity Mills Rd. and Marsh Lane Carrollton, TX

HENRY S. MILLER

5151 Beltline Rd., Suite 900
Dallas, Texas 75254
972-419-4000
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MILLS POINTE PROPERTY INFORMATION



FEATURES

- ±6,507 SF end cap available with excellent visibility to Trinity Mills
- Located in a densely populated area of Carrollton
- Fitness Connection draws over 10,000 visitors per week to the shopping center

LOCATION

SEC Trinity Mills and E. Marsh Lane
North Richland Hills, TX

CENTER SIZE

±126,864 SF

AVAILABLE

1,812 SF - 6,507 SF

PRICE

Contact Frank Cole or Michael Gresback

TRAFFIC COUNTS	VPD		
Trinity Mills	±26,394		
Marsh Lane	±25,525		
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est. Population	22,768	151,517	371,557
Avg .HH Income	\$68,069	\$90,638	\$102,344
Employees	8,535	93,311	245,216

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PGBT
TOLL

President George Bush Turnpike

Mckamy
Elementary

Old Mill Rd

VALLEY VIEW

MARSH LN

25,000 VPD

**MILLS POINTE
SHOPPING CENTER**

MENA'S GRILL
TEX MEX CANTINA

ups

FITNESS
CONNECTION

SUBWAY

H&R BLOCK

WALMART

Briarview
Senior Living

E TRINITY MILLS RD

37,527 VPD

Trinity Mills
Apartments

Oak Tree
Condominiums

Briarwick
Shopping Center

24 FITNESS

iStorage

Marsh Highland
Apartments

E TRINITY MILLS RD

MARSH LN

28,484 VPD

Mallard Cove

WILLIAMS
CHICKEN

Century
21

FITNESS
CONNECTION

M.C. M.C. HANDBAGS

TORNADO
PROFESSIONAL CLEANING

KARLIE

HOME
AUTOMATION

innova CHILDREN'S ACADEMY

CITY WIDE

AAA

Trinity
Crossing

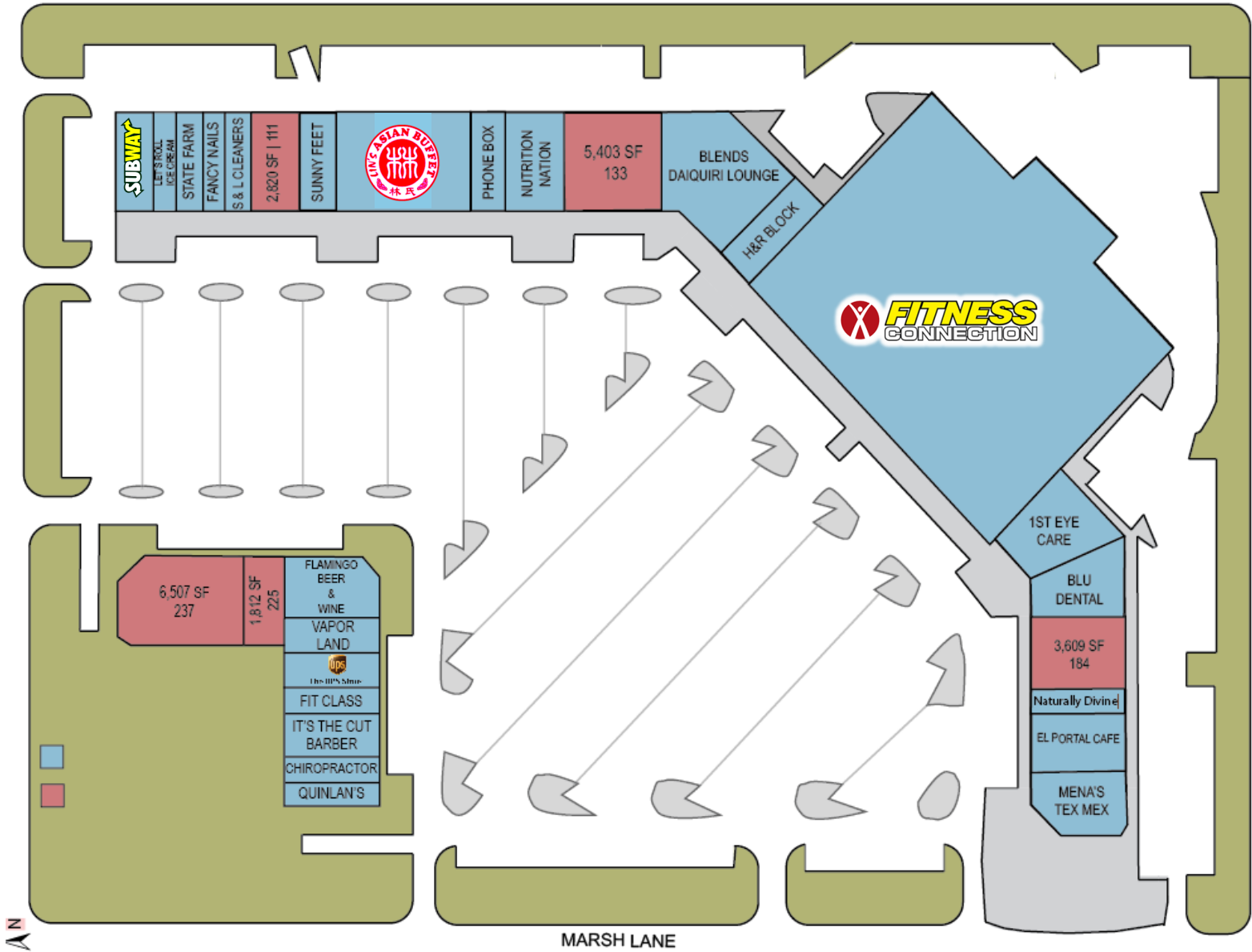
Public
Storage

COVENANT
CHURCH

Public
Storage

MILLS POINTE SITE PLAN

E. TRINITY MILLS ROAD



Suite	Tenant	± SF
101	Subway	1,200
103	Lets Roll Ice Cream	1,225
105	State Farm	1,243
107	Fancy Nails & Spa	1,190
109	S & L Cleaners	1,190
111	AVAILABLE	2,820
115	Sunny Feet	1,400
122	Lin's Asian Buffet	9,471
129	Phone Box	1,065
131	Nutrition Nation	2,100
133	AVAILABLE	5,403
145	Blends Daiquiri Lounge	5,882
148	H&R Block	2,302
150	Fitness Connection	52,688
173	1st Eye Care	4,563
179	Blu Dental	2,197
184	AVAILABLE	3,609
189	Naturally Divine Beauty	1,050
193	Columbian Cafe	2,693
197	Mena's Tex Mex	4,036
201	Quinlan's Sports Bar	1,200
203	Carrollton Chiropractor	1,143
205	It's The Cut Barber	1,587
207	Fit Class	780
209	UPS Store	1,311
213	Vapor Land	1,812
219A	Flamingo Beer & Wine	3,385
225	AVAILABLE	1,812
237	AVAILABLE	6,507

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