

**FOR LEASE**



Excellent opportunity to join the  
brand new El Rancho  
in the beautifully renovated  
Towne North Shopping Center

Suite #3,517 at 3,577 SF  
Suite #3,583 at 2,275 SF  
Suite #3,621 at 1,145 SF

## **TOWNE NORTH SHOPPING CENTER**

Beltline Rd. & Northgate Dr. Irving, TX

### **HENRY S. MILLER**

5151 Belt Line Rd, Suite 900  
Dallas, Texas 75254  
972.419.4000  
[www.henrysmiller.com](http://www.henrysmiller.com)

### **MERREL MOORE**

Vice President – Retail Division  
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p 972.419.4044



# TOWNE NORTH SHOPPING CENTER **PROPERTY INFORMATION**



## HIGHLIGHTS

- Located in a busy intersection
- Close proximity to DFW Airport
- Brand new El Rancho Supermarket

## NEARBY TRAFFIC GENERATORS



## LOCATION

Beltline Rd & Northgate Dr.  
Irving, TX

## BUILDING SIZE

±124,289 SF

## LAND SIZE

±5.18 Acres

## YEAR BUILT

1984

## ZONING

CC/CN—Commercial

## PRICE

Contact Broker

## TRAFFIC COUNTS

## VPD

@ N. Belt Line RD	±37,900
@ W. Northgate Dr.	±14,980

## DEMOGRAPHICS

## 1 Mile

## 3 Miles

## 5 Miles

Est. Population	27,978	108,922	230,053
Avg. HH Income	\$56,380	\$66,189	\$74,236
Daytime Pop	17,859	125,345	311,189

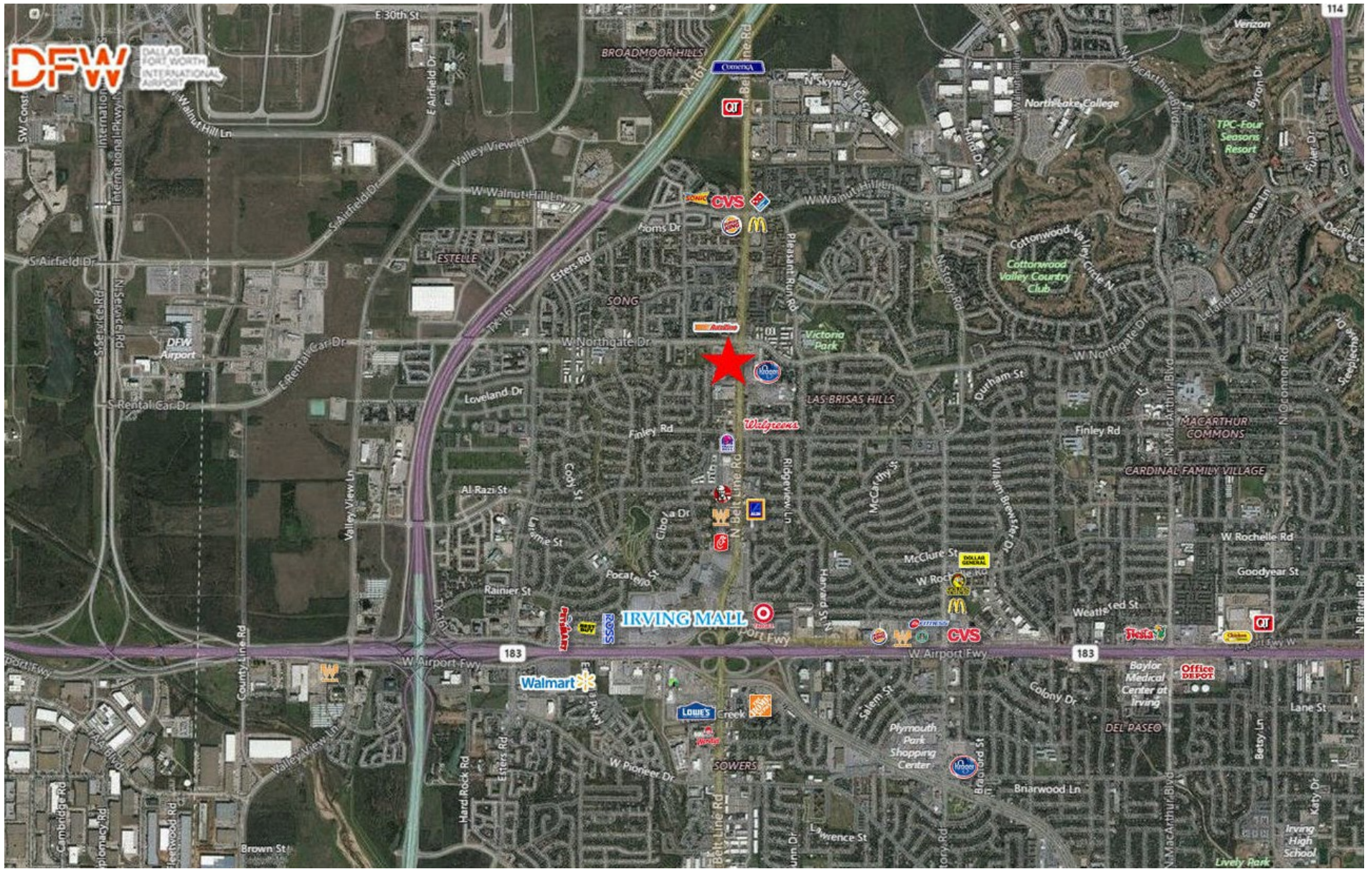
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# TOWN NORTH SHOPPING CENTER AERIAL



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# TOWNE NORTH SHOPPING CENTER SITE PLAN



**TOWNE  
NORTH**  
SHOPPING CENTER  
IRVING, TEXAS  
124,289 SF GLA

Suite	Tenant	Size
3501	Pizza Hut	1,640
3503	Liquor Store	3,614
3509	First Cash	1,380
3511	Donut Shop	1,418
3513	American Beauty	3,687
3517	AVAILABLE	3,577
3521	Foot Spa	1,682
3523	Cricket Wireless	1,092
3535	El Rancho	55,359
3551	Katy's Kottage	1,620
3555	Fatimas	1,318
3557	Rodeo Dental	2,568
3559	Rodeo Dental	3,332
3561	Melody Salon	923
3563	Nail City	975
3567	Max Dollar	3,884
3571	Armed Forces	4,527
3577	Mail, Ship & More	968
3581	King Tobacco	1,275
3583	AVAILABLE	2,275
3585	Texas Insurance	910
3587	Paramount Staffing	1,365
3591	Pho Empire	4,694
3601	Cash America	5,922
3603	A-Max Insurance	719
3611	Metro PCS	1,365
3613	Chicken & Rice	1,235
3615	Mirna Fuentes	2,069
3617	Patrick Jones	2,352
3621	AVAILABLE	1,145
3627	Rapido Laundry	3,454
3631	Himalayan Aroma	1,945

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