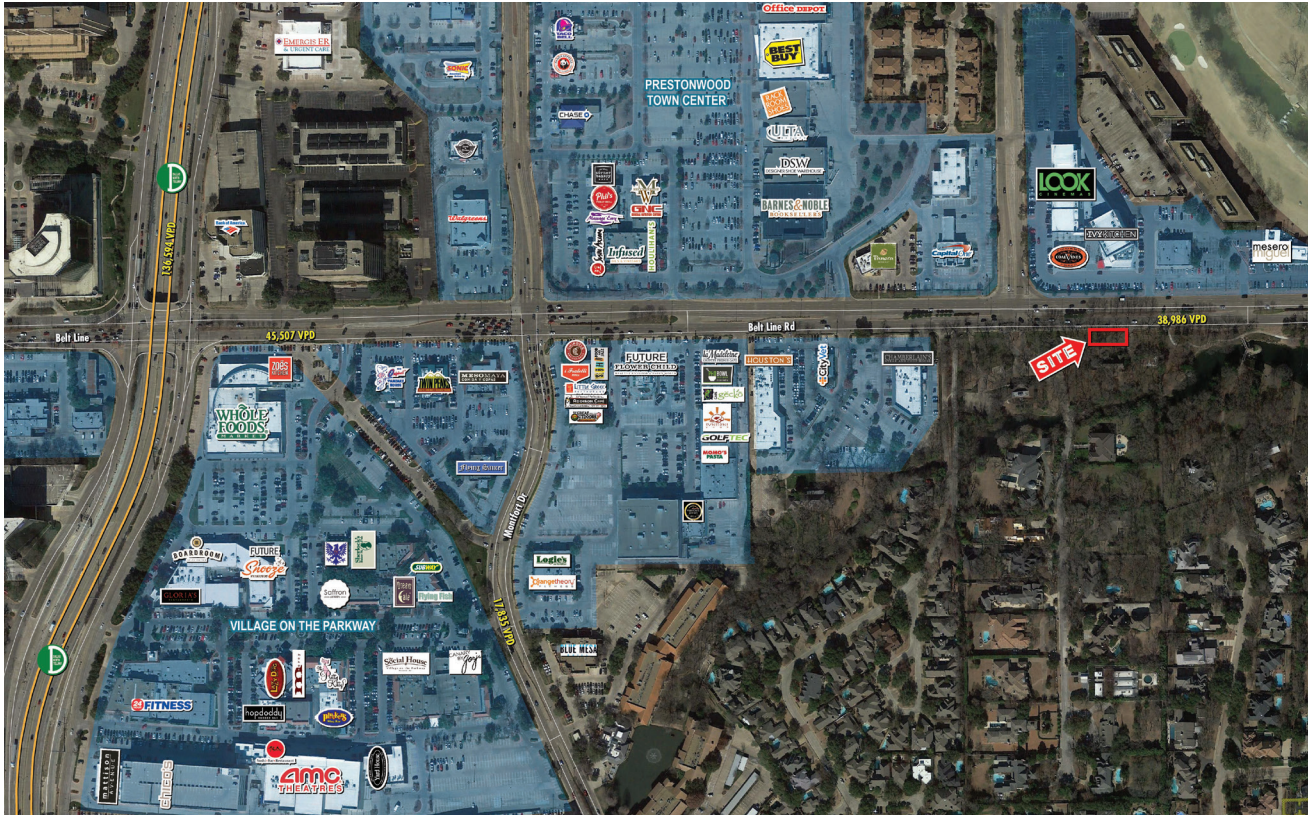


# 5400 BELT LINE ROAD

DALLAS, TX | BELT LINE ROAD AND LAKE FOREST DRIVE



Neighborhood Strip Center | +/- 10,000 SF new construction opportunity fronting Belt Line Road suited for retail, restaurant, service, and medical users. Excellent visibility and access surrounded by dense neighborhood and daytime office populations in the North Dallas and Addison submarkets. Strong surrounding area retail and restaurant sales.

AVAILABLE SF: +/- 10,000 SF

LEASE RATES: CALL FOR INFO

AREA RETAILERS:



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2018 Population	28,427	140,458	375,226
2018 Daytime Population	43,982	279,418	595,251
2018 Average HH Income	\$76,483	\$101,550	\$94,820
2018 Median HH Income	\$52,384	\$65,261	\$61,355

**TRAFFIC COUNTS:**  
 Belt Line Road: 45,507 VPD  
 Montfort Drive: 17,835 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN MATHES**  
 214.572.8418  
 jmathes@theretailconnection.net

**SHELLEY TAYLOR**  
 214.572.8423  
 staylor@theretailconnection.net

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THE **retail** CONNECTION

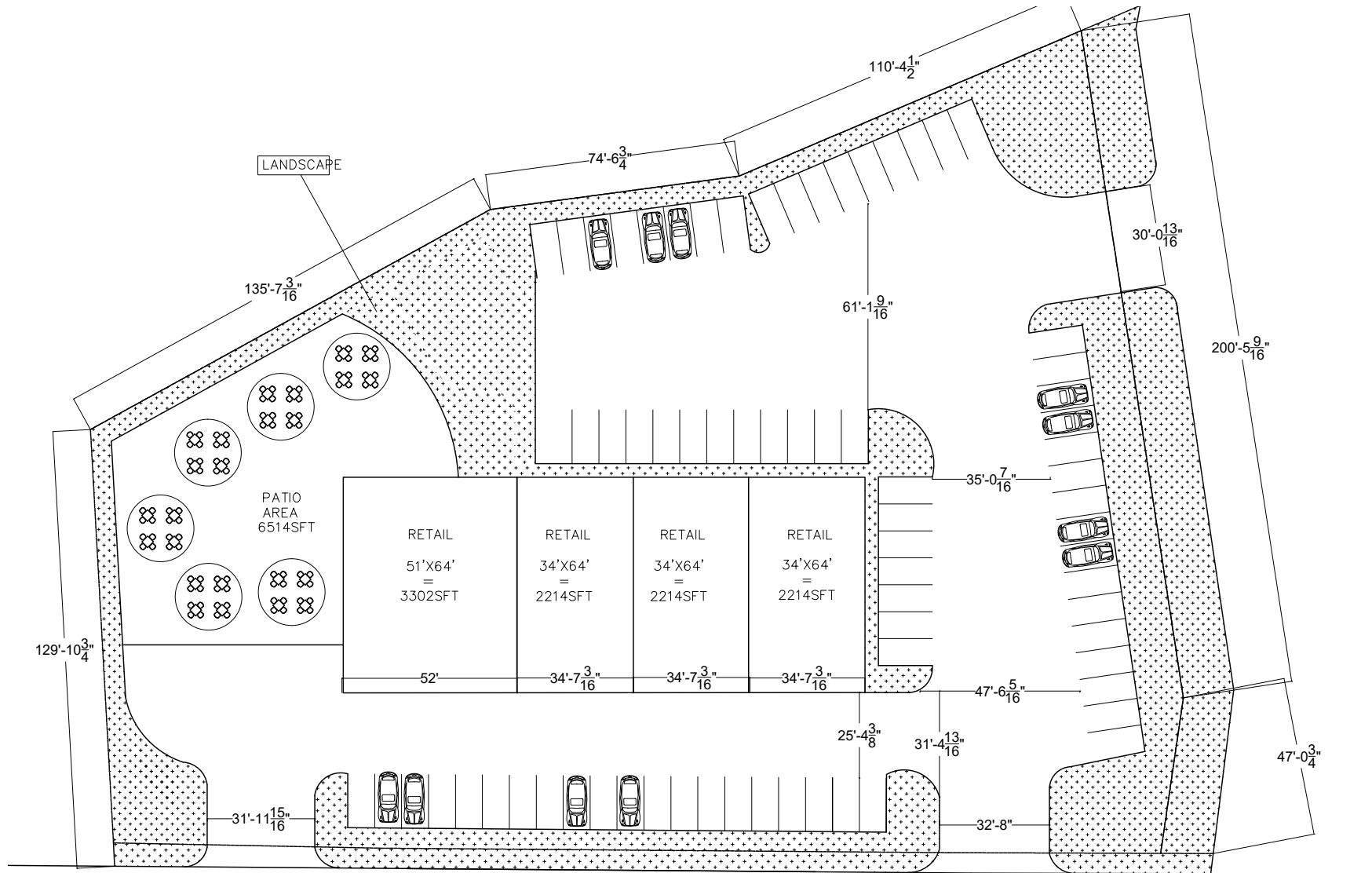
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