

3349 W. ILLINOIS AVENUE

DALLAS, TX | ILLINOIS AND WESTMORELAND



CENTER SIZE: 12,300 SF
 AVAILABILITY: 3,300 SF
 LEASE RATES: PLEASE CALL

- 2nd generation drive-thru restaurant
- Landlord willing to scrape and build-to-suit
- OPERATING TENANT | PLEASE DO NOT DISTURB

AREA RETAILERS:



DEMOGRAPHICS:

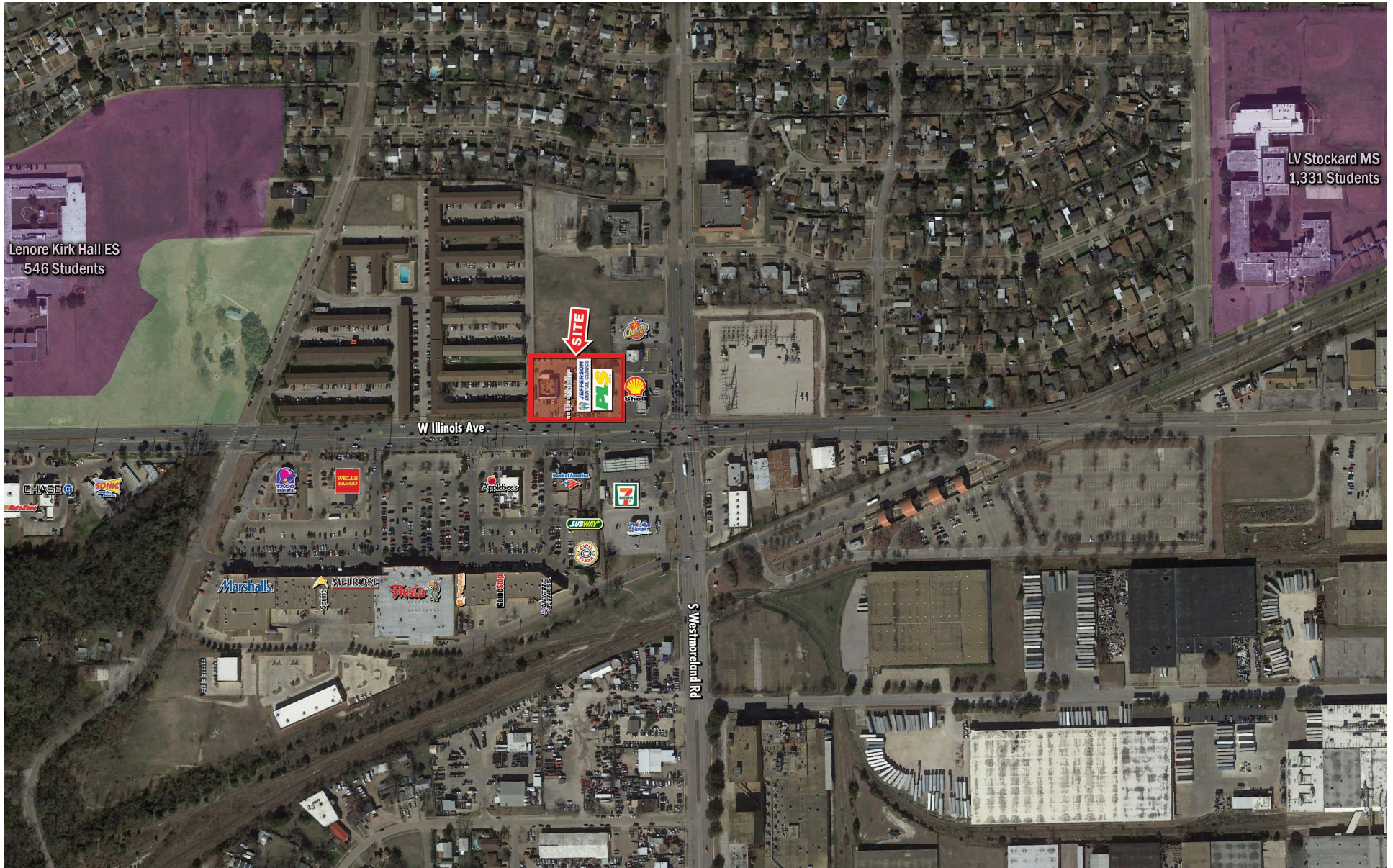
	1 MILE	3 MILE	5 MILE
2018 Population	23,579	146,967	294,089
2018 Daytime Population	18,964	145,170	308,713
2018 Average HH Income	\$47,349	\$52,275	\$51,336
2018 Median HH Income	\$37,399	\$39,801	\$37,342

TRAFFIC COUNTS:

Illinois: 34,480 VPD
 Westmoreland: 25,760 VPD

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

TRIPP RUSS

214.276.5268

truss@theretailconnection.net

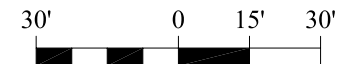
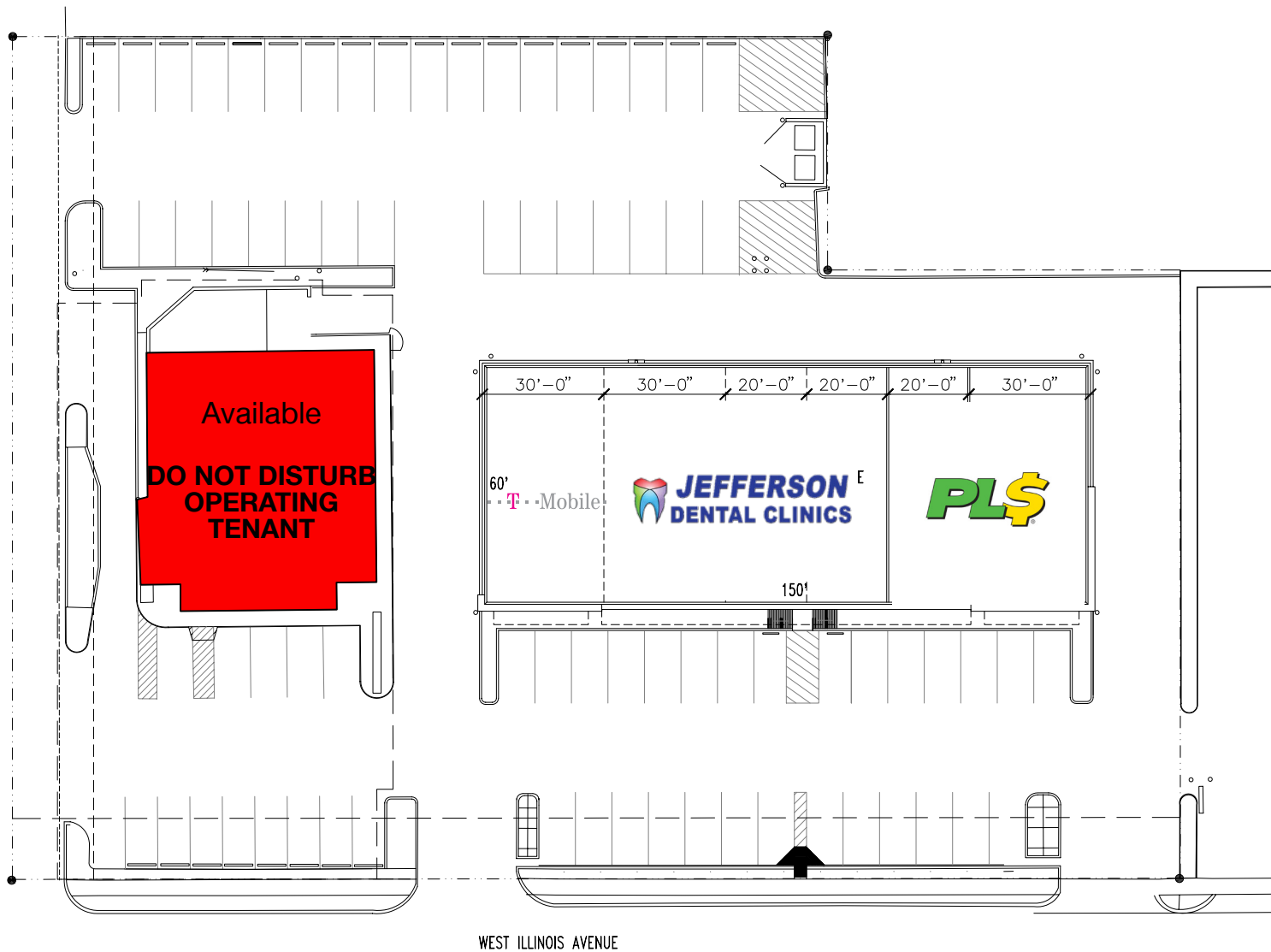
ANDREW SUDDERTH

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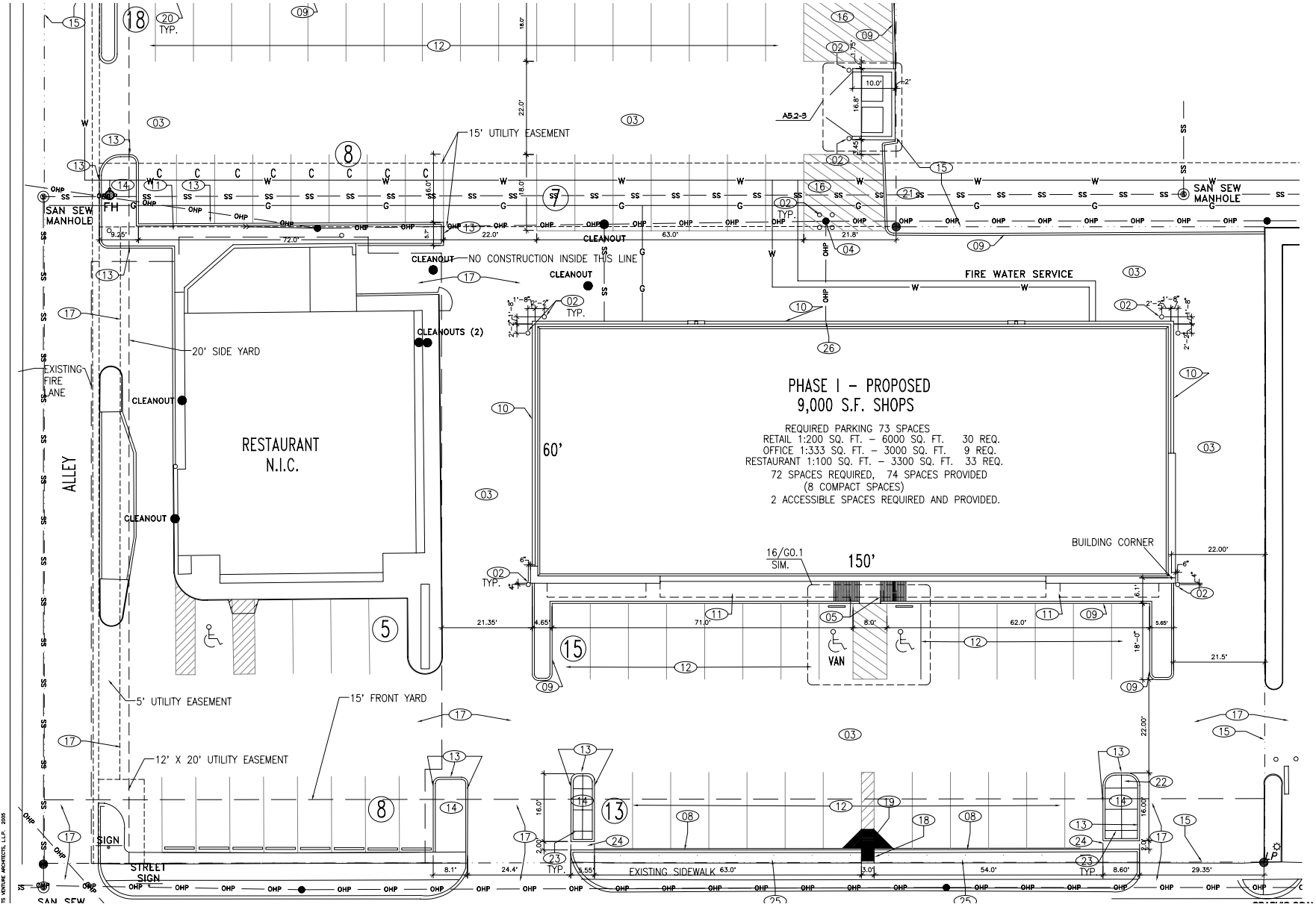
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