

# 3001 TURTLE CREEK BOULEVARD

DALLAS, TX



FOR MORE INFORMATION, PLEASE CONTACT:

WYATT RUSSO  
214.572.8405  
[wrusso@theretailconnection.net](mailto:wrusso@theretailconnection.net)

MITCH TRAUB  
214.572.8425  
[mtraub@theretailconnection.net](mailto:mtraub@theretailconnection.net)

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- Known for its walkability | nestled between Highland Park and Uptown | walkway connecting to the Katy Trail
- 1.5 mile radius to 100+ restaurants | 140+ bars and pubs | 10+ first-class hotels
- Close proximity to services, amenities and defined by its natural beauty
- Site is attractive for urban professionals who are looking for an active neighborhood in the heart of it all

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	43,730	194,395	385,266
2019 Total Households	27,565	95,921	172,659
2019 Daytime Population	69,035	395,627	670,966
2019 Average HH Income	\$145,000	\$124,621	\$121,361

## TRAFFIC COUNTS:

Turtle Creek Boulevard: 15,316 VPD  
Cedar Springs Road: 15,203 VPD

## AVAILABILITY:

2,708 SF  
7,982 SF | RESTAURANT

## LEASE RATES:

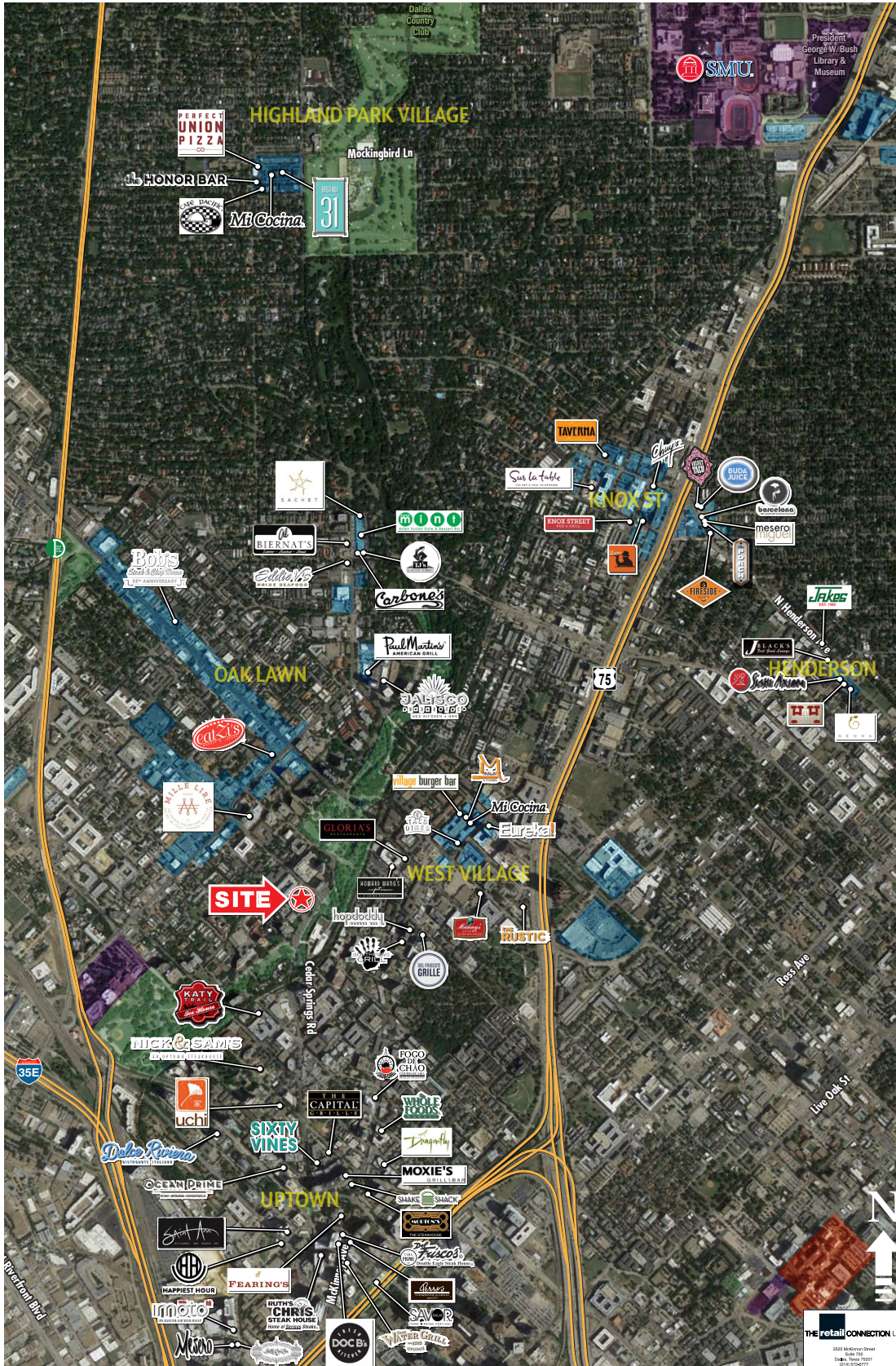
CALL FOR INFORMATION

## AREA RETAILERS:



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THE **retail** CONNECTION

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