FOR LEASE

4924 GREENVILLE AVENUE

DALLAS, TEXAS

DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

2,175 SF SF End Cap Available
2nd Generation Spa

214.720.0004

4403 North Central Expressway #110 Dallas Texas 75205
duwestrealty.com

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GREENVILLE AVENUE RETAIL | 4924 Greenville Ave, Dallas, Texas 75206

OVERVIEW

- 2,175 SF end-cap available next to Starbucks at Greenville & Lovers
- 2nd Generation Spa
- Located at on the east side of historic Greenville Avenue between Lovers Lane and University Blvd, just south of Central Market (top grocer in DFW)
- Close proximity to University Park, Southern Methodist University (SMU), Highland Park & Lakewood
- Surrounded by affluent neighborhoods and national retailers/restaurants
- Call for Pricing

TRAFFIC COUNTS

Greenville Ave:4,870 VPD (TXDOT 2009)

Lovers Ln: 36,512 VPD (TXDOT 2009)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2015 Population	23,248	164,100	408,101
Avg HH Income	$93,948	$108,820	$97,197
Daytime Pop.	29,875	192,065	593,145

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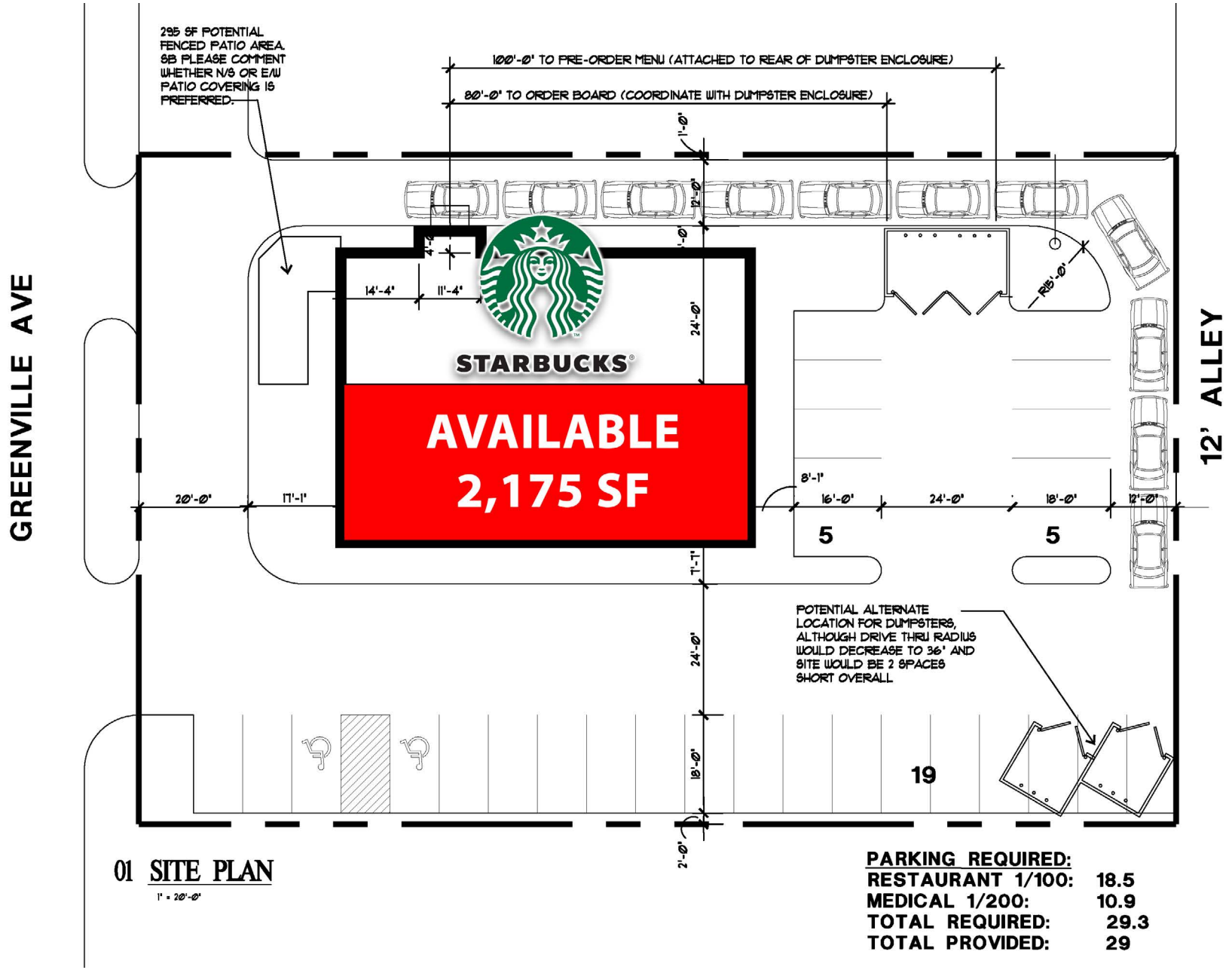

01 SITE PLAN

1" = 20'-0"

PARKING REQUIRED:

RESTAURANT 1/100:	18.5
MEDICAL 1/200:	10.9
TOTAL REQUIRED:	29.3
TOTAL PROVIDED:	29

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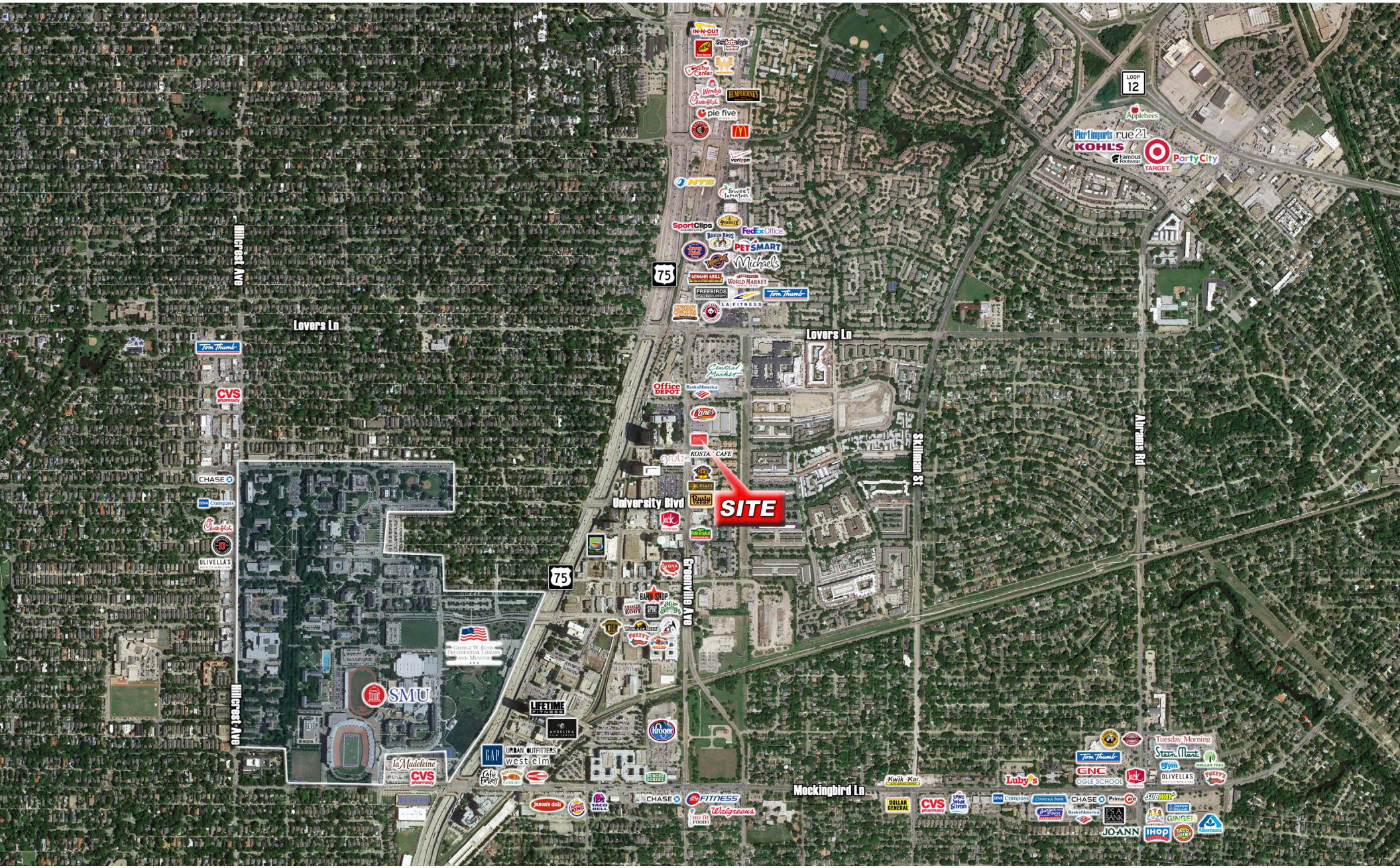

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