FOR LEASE

MONTFORT PLAZA

NWQ OF I-635 & MONTFORT

DALLAS, TEXAS

DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

Adjacent to Dallas Midtown Development

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MONTFORT PLAZA | 13235-13251 Montfort Dr, Dallas, Texas 75248

OVERVIEW

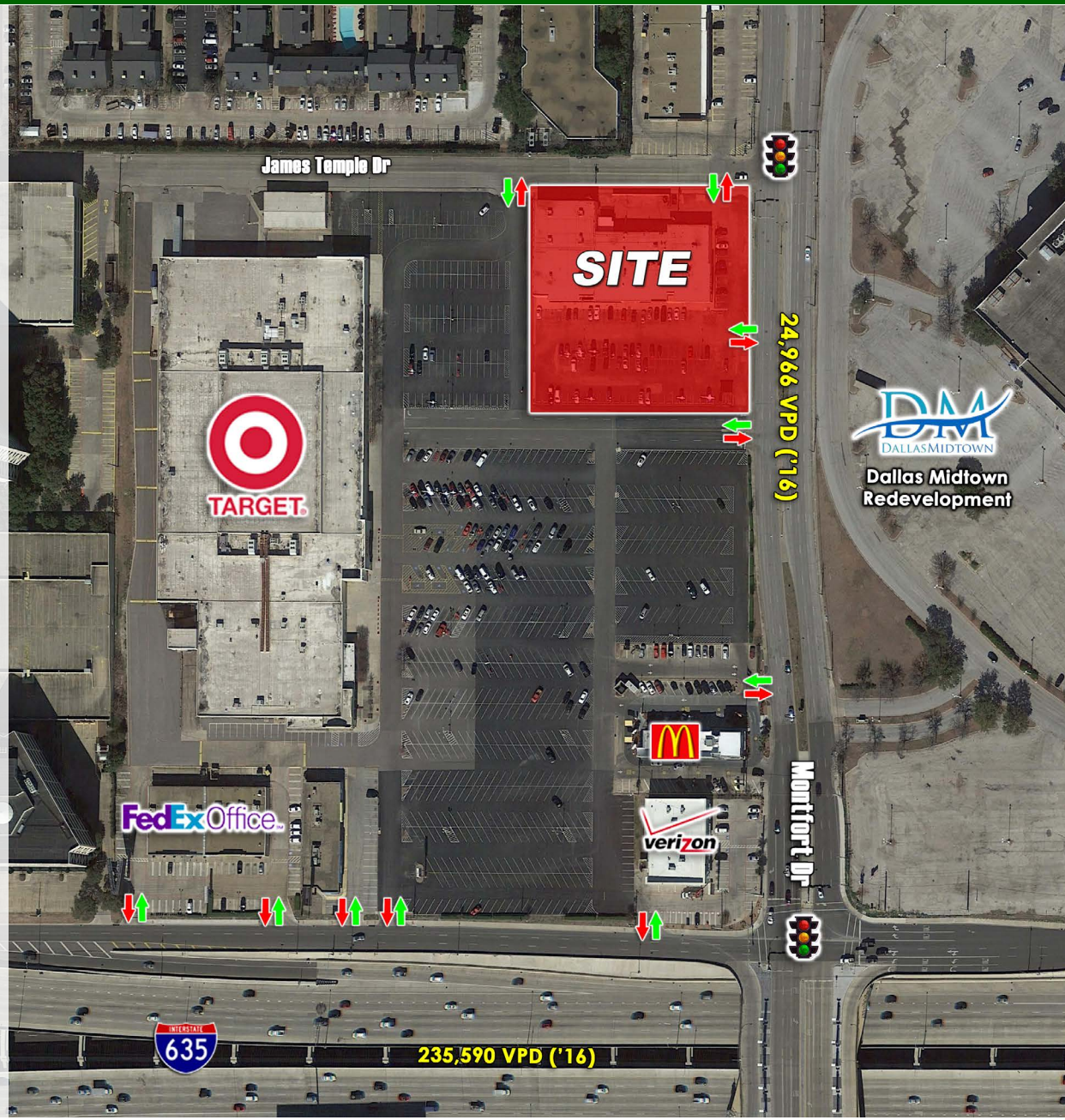
- Adjacent to Dallas Midtown Development
- ±6,300 SF End Cap Available
- Located at the main entrance to Target
- Excellent Signage
- Strong Daytime Population
- Current tenants include T-Mobile, Cash Store, Gordito's, Enterprise, H&R Block & 2 hair salons
- Call for Pricing

TRAFFIC COUNTS

Montfort Dr: 24,966 VPD | I-635: 235,590 VPD
(TXDOT 2016)

DEMOGRAPHICS

	1-mile	2-mile	3-mile
2016 Population	24,243	56,197	127,995
5 Yr. Proj. Growth	7.0%	6.1%	5.7%
Avg HH Income	$69,606	$94,648	$99,208
Daytime Pop.	53,599	120,924	225,626



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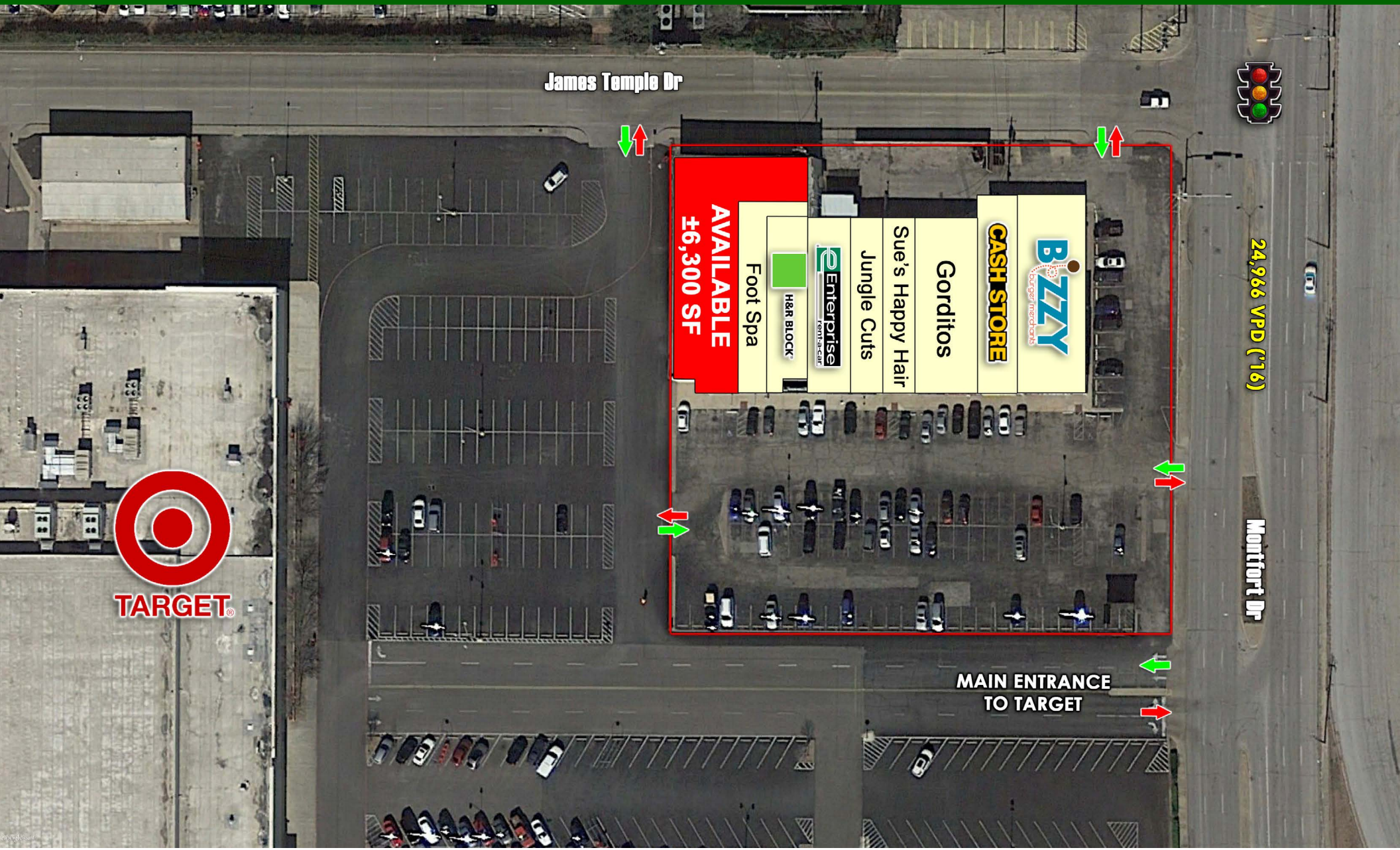

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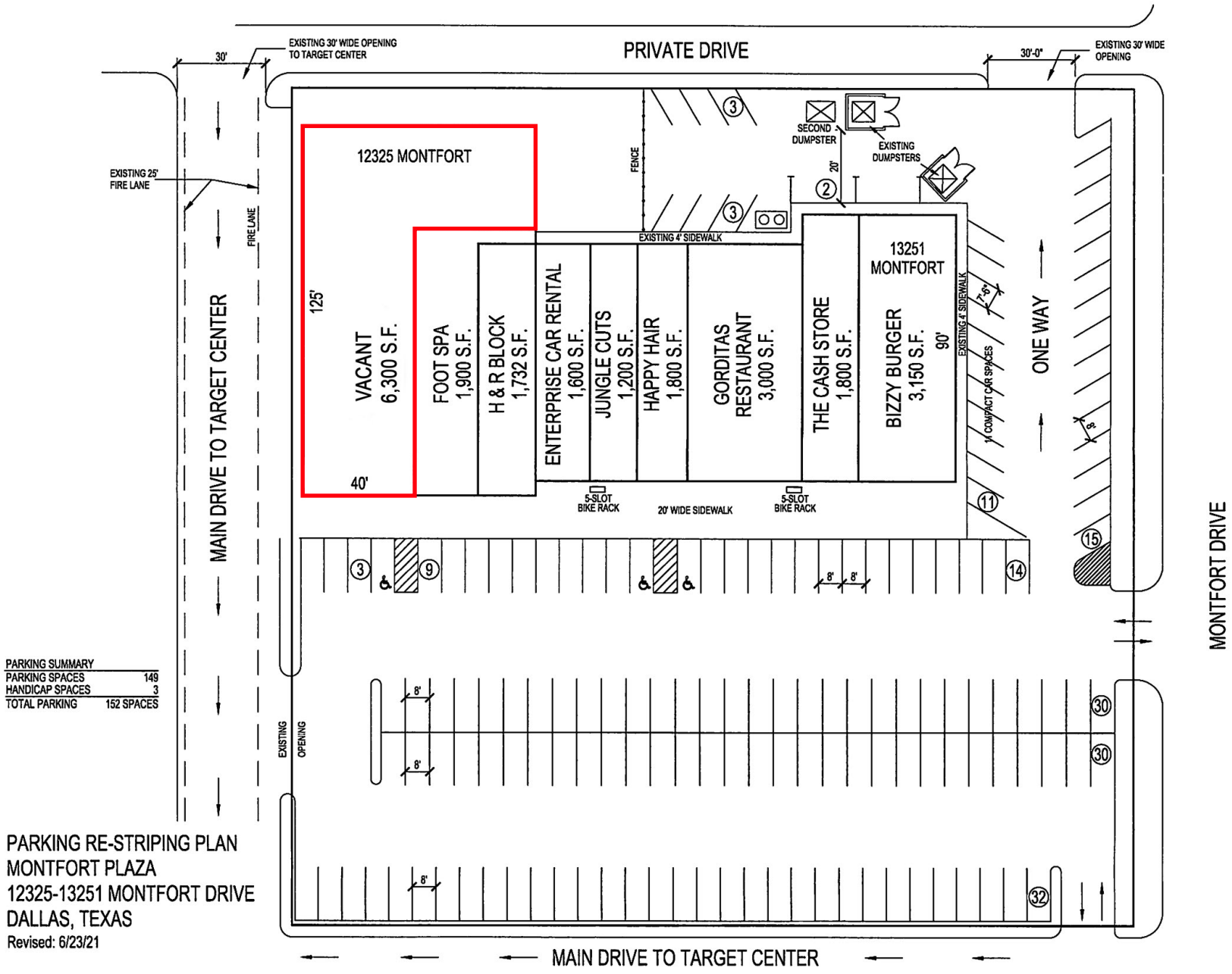

PARKING SUMMARY

PARKING SPACES	149
HANDICAP SPACES	3
TOTAL PARKING	152 SPACES

PARKING RE-STRIPING PLAN
MONTFORT PLAZA
12325-13251 MONTFORT DRIVE
DALLAS, TEXAS
Revised: 6/23/21

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