

FOR LEASE



**±1,077 SF
AVAILABLE**



SWQ OF MOCKINGBIRD LN & GREENVILLE AVE

DALLAS, TEXAS

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

VICTORIA PAPPAS Associate
vpappas@duwestrealty.com | 972.777.4474

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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MOCKINGBIRD & GREENVILLE | 5622 Mockingbird Ln, Dallas, Texas 75208

OVERVIEW

- ±1,077 SF Available
- Approximately 75' x 15'
- 2nd Gen Optometrist Space
- DO NOT DISTURB - tenant still operating
- Easy access to Central Expy/US-75
- Close proximity to SMU
- Call for Info & Price

TRAFFIC COUNTS

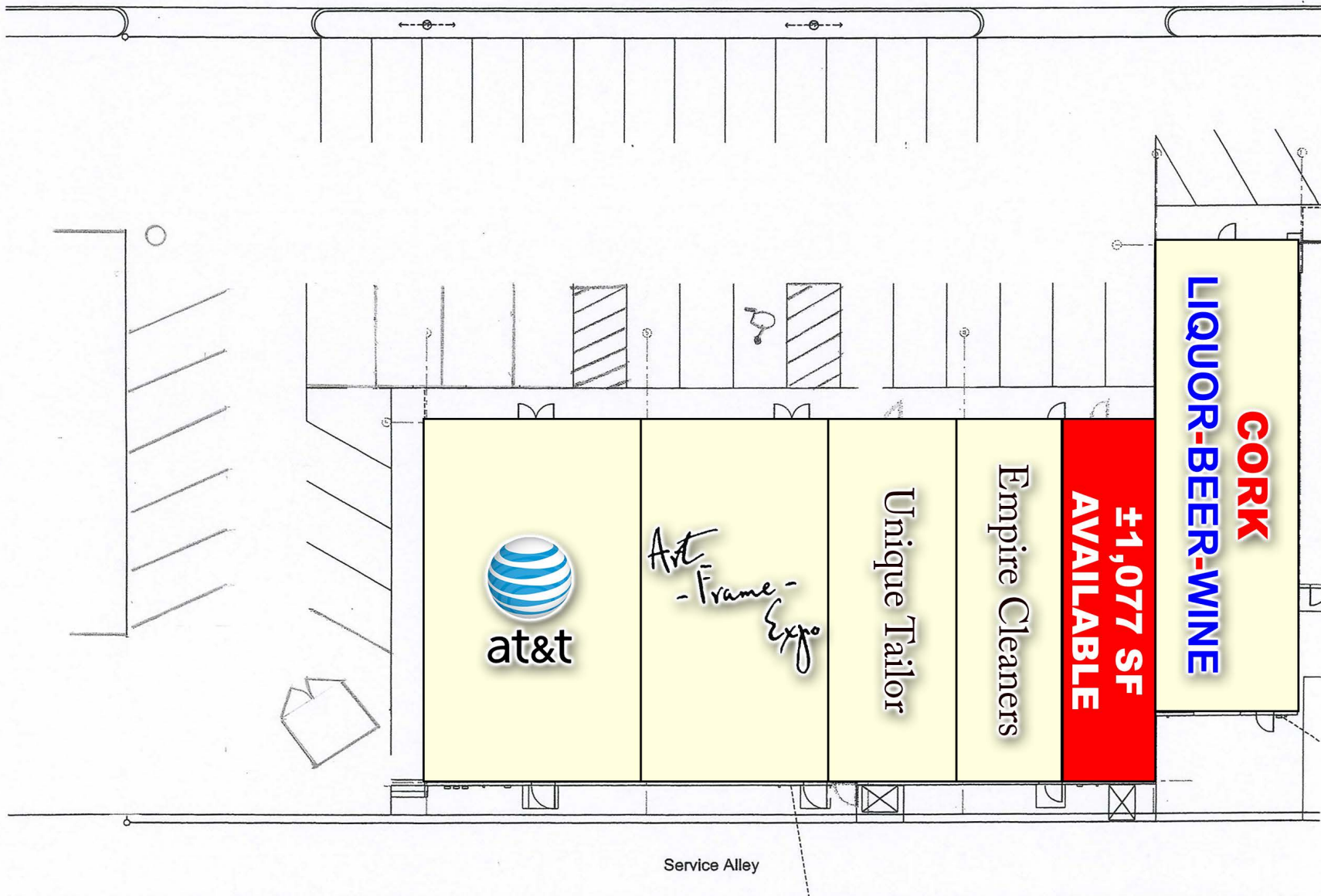
Mockingbird Ln: 46,272 VPD (Kalibrate 2023)
Greenville Ave: 13,140 VPD (Kalibrate 2023)
Central Expy/US-75: 9,860 VPD (TXDOT, 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	24,798	200,745	420,435
Daytime Pop.	30,166	233,390	629,352
Households	11,115	98,650	204,507
Avg HH Income	\$162,132	\$154,265	\$140,483



Mockingbird Lane



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