



FOR LEASE



**Up to 3,239 SF
AVAILABLE**

ROYAL CROSSING

SEC OF CENTRAL EXPWY/US-75 & ROYAL LN

DALLAS, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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ROYAL CROSSING | 10910 N Central Expressway, Dallas, Texas 75231

OVERVIEW

- Up to 3,239 SF In-line Space Available
- 2nd Gen Retail/Medical Spaces
- Located at the highly trafficked intersection of Central Expressway/US-75 & Royal Lane
- Across from 24 Hour Fitness, Studio Movie Grill, Sun & Ski Sports, Conn's Home Plus, McDonald's and Subway
- Positioned between two of Dallas' regional hospitals
- Located in a high population density area
- Call for Info & Price

TRAFFIC COUNTS

Central Expy/US-75: 255,252 (TXDOT, 2022)

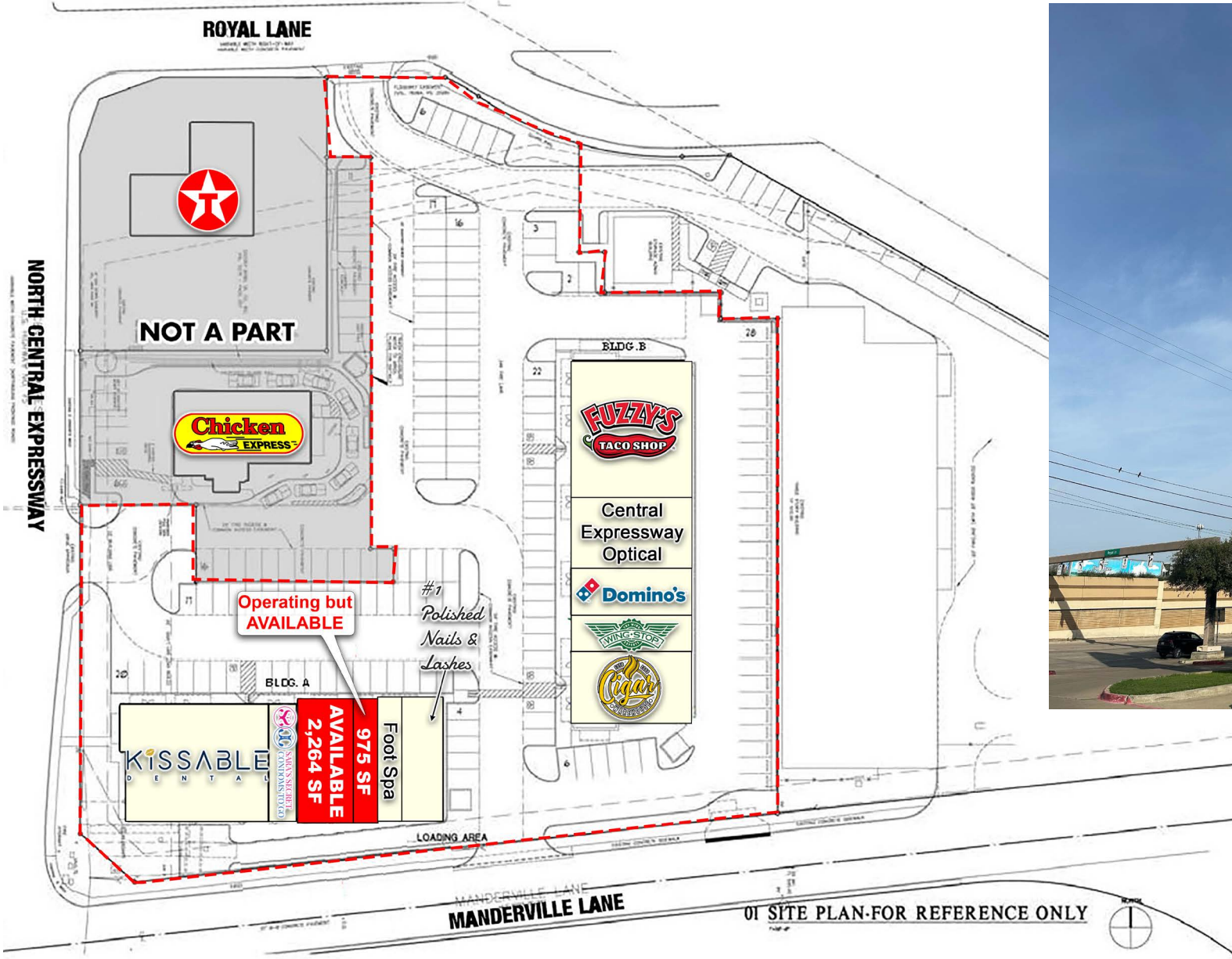
Royal Lane: 22,147 (TXDOT, 2019)

DEMOGRAPHICS

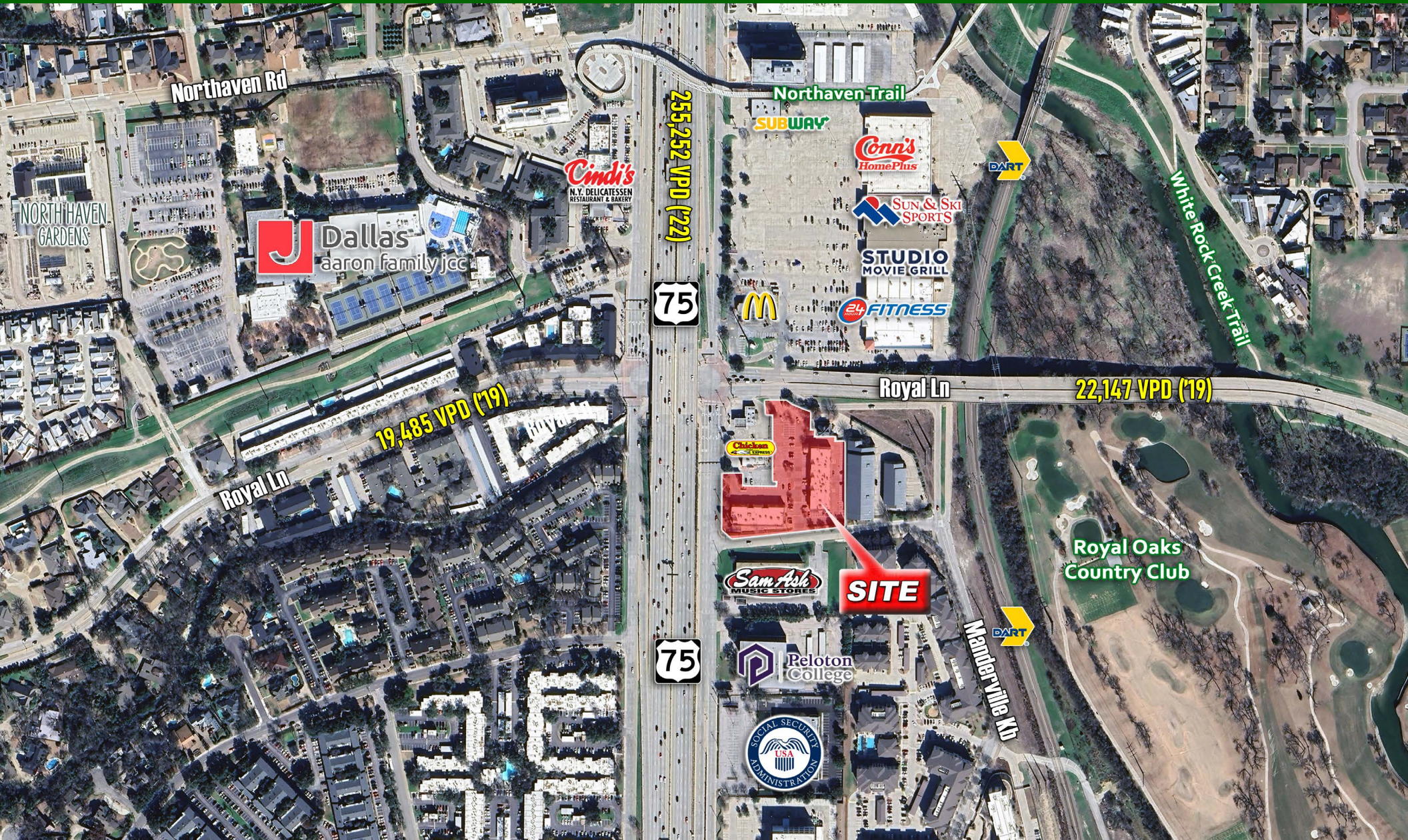
	1-mile	3-mile	5-mile
2023 Population	16,701	157,011	408,453
2028 Projected Pop.	17,835	160,004	411,785
Daytime Pop.	37,098	222,993	551,395
Avg HH Income	\$99,117	\$117,867	\$133,871



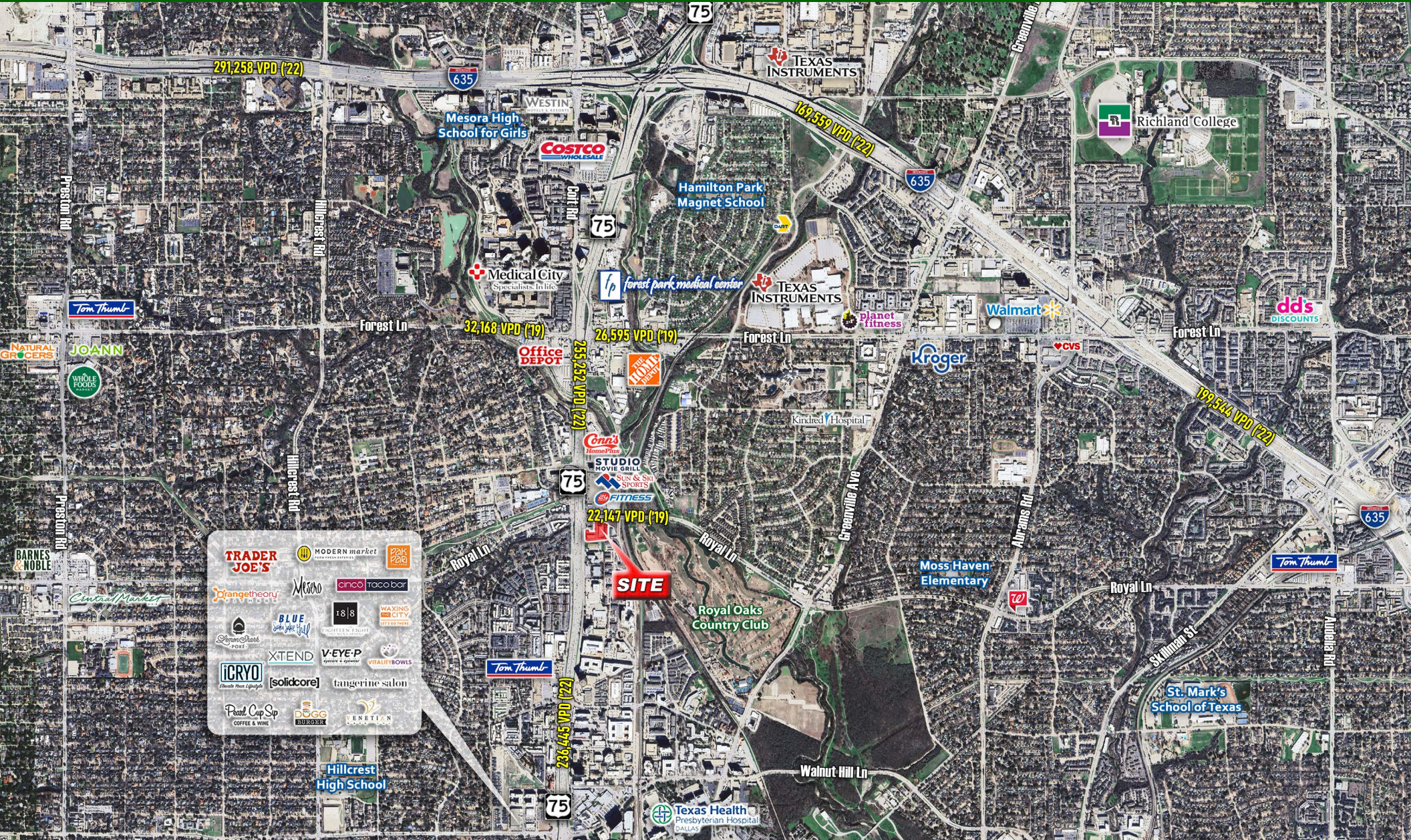
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TRADER JOE'S	MODERN market	PAK PAK
OrangeTheory	Mesero	cinco taco bar
Blue State Juice	18 8	WAXING THE CITY
XTEND	V-EYE-P	VITALITY BOWLS
ICRYO	[solidcore]	tangerine salon
Pearl Cup Sip	DOGG BURGER	VENETIAN

