

BENT TREE HILLS | Dallas, Texas



**3315-3427 Trinity Mills Road
Dallas, Texas 75287**

Northeast corner of Trinity Mills Road and
Marsh Lane Dallas, TX

SHOPPING CENTER SIZE: 19.95 +/- Acres
180,791 Sq. Ft.

AVAILABLE SPACE: 1,050 – 35,000 Sq. Ft.

TRIPLE NETS EXPENSES: \$2.56

TRAFFIC COUNTS

Trinity Mills Road – 19,597 per day
Marsh Lane – 30,793 per day

MAJOR TENANTS:

Life Time Fitness, Family Dollar,
Souper Salad, CVS Pharmacy

2009 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	19,167	137,069	344,888
# of Households	9,891	63,043	147,320
Avg. H.H. Income	\$82,054	\$94,705	\$106,587



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