

# BENT TREE MIDWAY VILLAGE | Dallas, Texas



**17610 Midway Road  
Dallas, Texas 75287**

Northeast corner of Trinity Mills Road and  
Midway Road Dallas, TX

**SHOPPING CENTER SIZE:** 4.74 +/- Acres  
43,461 Sq. Ft.

**AVAILABLE SPACE:** 1,400 – 2,100 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$4.28

## TRAFFIC COUNTS

Trinity Mills Road – 39,211 per day  
Midway Road – 35,460 per day

## MAJOR TENANTS:

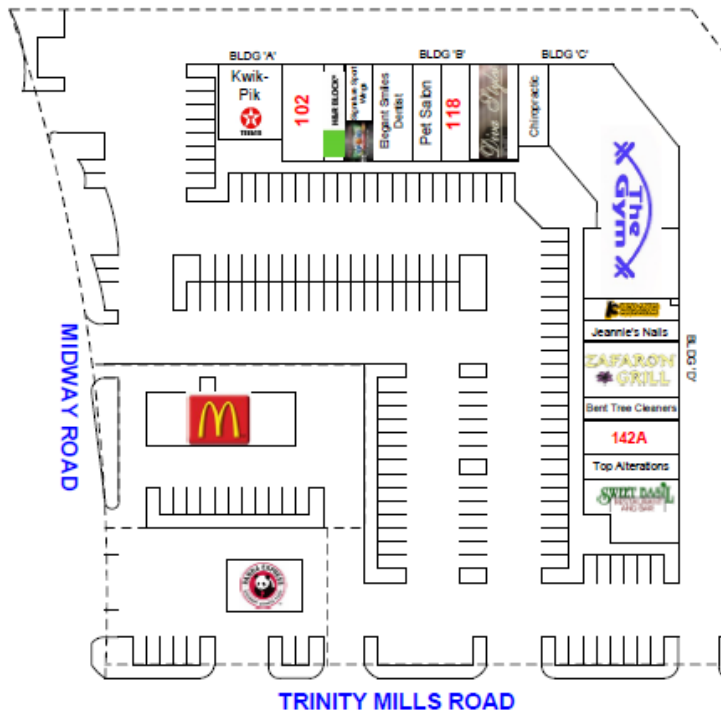
McDonald's, Panda Express, The Gym,  
Sweet Basil, Kwik-Pik Texaco

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	15,455	132,499	364,010
# of Households	8,493	64,792	154,614
Avg. H.H. Income	\$92,184	\$95,777	\$104,655



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**TABULATIONS**

Total Land Area = 4.740 Acres = 206,474 SF
Bldg A = 2,000 SF
Bldg B = 11,900 SF
Bldg C = 7,590 SF
Bldg D = 15,950 SF
<b>TOTAL = 37,430 SF</b>
McDonalds = 3,531 SF
Service Station = 858.54 SF
<b>Total Building Area = 41,809.54 SF</b>
Parking Required (1:100) Spaces= 130
Parking Required (1:200) Spaces= 144
Parking Indicated = 299 Spaces
% Compact Car Spaces Used (25% allowable) = 22.2%

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**PROPERTY DATA**

101	KWIK-PIK	2,000 SQ. FT.	40x50
102	AVAILABLE	2,100 SQ. FT.	30x70
106	H&R BLOCK	1,050 SQ. FT.	15x70
108	SPORT WINGS	1,400 SQ. FT.	20x70
110	ELEGANT SMILES DENTIST	2,100 SQ. FT.	30x70
112	WAGGING TAIL PET SALON	1,400 SQ. FT.	20x70
118	AVAILABLE	1,400 SQ. FT.	20x70
122	DIVA STYLES SALON	2,450 SQ. FT.	20x70
124	TRINITY MILLS CHIROPRACTOR	1,380 SQ. FT.	23x60
128	THE GYM PERSONAL TRAINING	9,700 SQ. FT.	IRREG
136	KEITH'S COMICS	1,027.50 SQ. FT.	15x70
138	JEANNIE'S NAIL	1,050 SQ. FT.	15x70
140	ZAFARON RESTAURANT	2,800 SQ. FT.	40x70
142	BENT TREE CLEANERS	1,050 SQ. FT.	15x70
142A	AVAILABLE	2,100 SQ. FT.	30x70
144	TOP ALTERATIONS	1,050 SQ. FT.	15x70
150	SWEET BASIL	3,350 SQ. FT.	IRREG
	CAMERA ROOM	22.50 SQ. FT.	
	McDONALD'S	3,531 SQ. FT.	BLDG.
	PANDA EXPRESS	2,500 SQ. FT.	BLDG.

Triple Nets: \$4.28

TOTAL 43,461 SQ. FT.

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.