

BENT TREE PLAZA | Dallas, Texas



**2661 Midway Road
Carrollton, Texas 75006**

Southwest corner of Trinity Mills Road and
Midway Road Carrollton, TX

SHOPPING CENTER SIZE: 10.85 +/- Acres
106,234 Sq. Ft.

AVAILABLE SPACE: 696 – 11,920 Sq. Ft.

TRIPLE NETS EXPENSES: \$4.32

TRAFFIC COUNTS

Midway Rd. – 35,460 cars/day

Trinity Mills Rd. – 39,211 cars/day

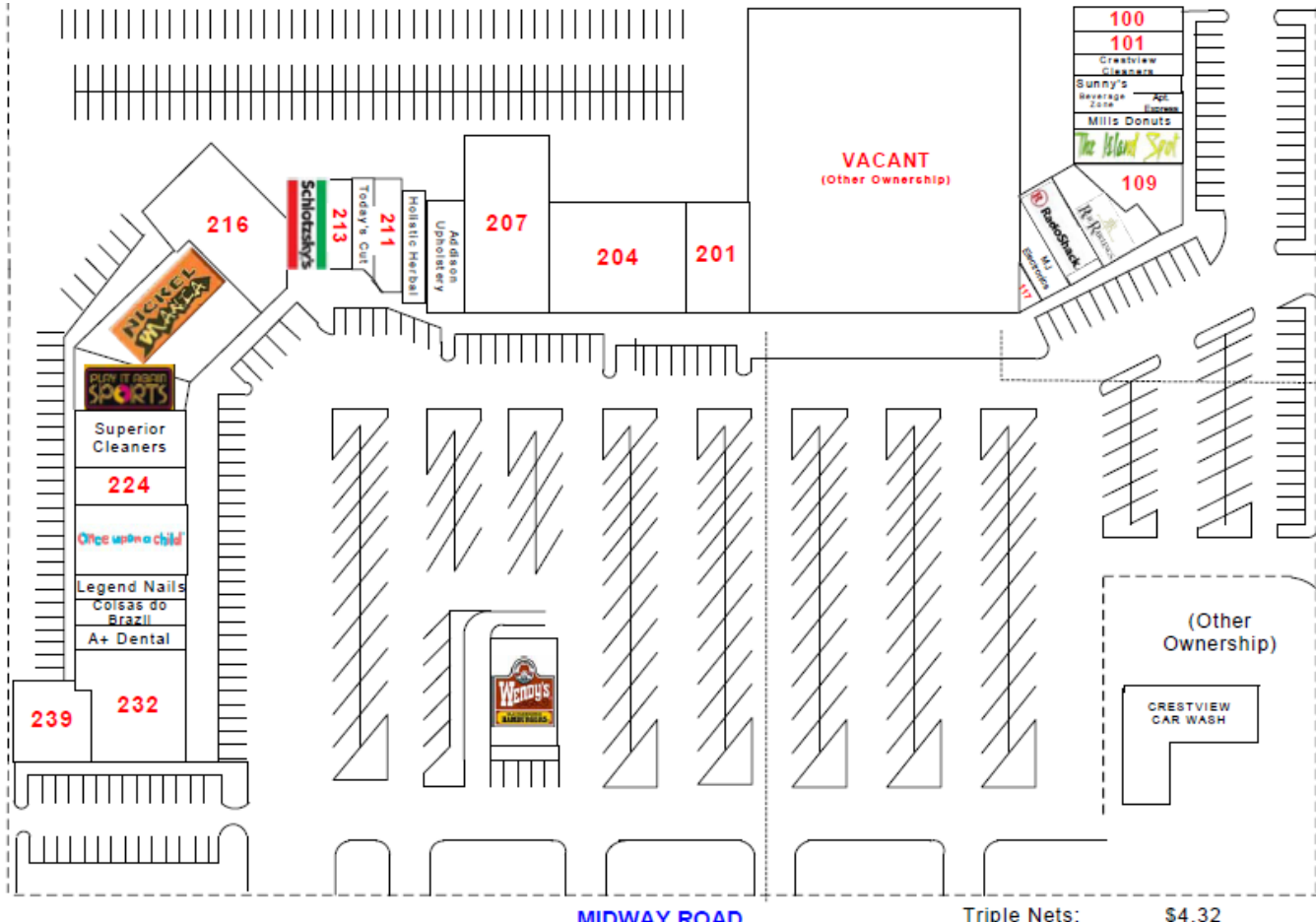
MAJOR TENANTS:

NickelMania, Play it Again Sports, Once Upon a Child

2009 DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|------------------|----------|----------|-----------|
| Population | 16,917 | 133,846 | 357,481 |
| # of Households | 9,265 | 65,370 | 152,189 |
| Avg. H.H. Income | \$90,318 | \$96,994 | \$107,537 |

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PROJECT DATA

| | | | |
|--------------|---|------------------------|-------|
| 100 | AVAILABLE | 1,440 SQ. FT. | 18X80 |
| 101 | AVAILABLE | 1,432 SQ. FT. | 17X80 |
| 101A | CRESTVIEW CLEANERS | 1,368 SQ. FT. | 17X80 |
| 102 | SUNNY'S BEVERAGE ZONE | 2,100 SQ. FT. | IRREG |
| 103 | APARTMENT EXPRESS | 776 SQ. FT. | IRREG |
| 104 | MILLS DONUTS | 1,014 SQ. FT. | 12X80 |
| 106 | THE ISLAND SPOT | 2,056 SQ. FT. | 25X80 |
| 109 | AVAILABLE | 3,397 SQ. FT. | 80X80 |
| 110 | RAWLINGS JEWELRY | 2,795 SQ. FT. | 15X80 |
| 114 | RADIO SHACK | 2,555 SQ. FT. | 31X80 |
| 116 | MJ ELECTRONICS | 2,296 SQ. FT. | 28X80 |
| 117 | AVAILABLE | 636 SQ. FT. | IRREG |
| 201 | AVAILABLE | 3,481 SQ. FT. | |
| 204 | AVAILABLE | 8,439 SQ. FT. | |
| 207 | AVAILABLE | 8,238 SQ. FT. | |
| 209 | ADDISON UPHOLSTERY | 2,324 SQ. FT. | |
| 210 | HOLISTIC HERBAL HEALTH | 1,503 SQ. FT. | |
| 211 | AVAILABLE | 1,561 SQ. FT. | |
| 212 | TODAY'S CUT | 980 SQ. FT. | |
| 213 | AVAILABLE | 1,051 SQ. FT. | |
| 214 | SCHLOTZSKY'S | 2,451 SQ. FT. | |
| 216 | AVAILABLE | 15,031 SQ. FT. | |
| 218 | ENCORE ENTERTAINMENT | 7,055 SQ. FT. | |
| 219 | PLAY IT AGAIN SPORTS | 3,033 SQ. FT. | |
| 220 | SUPERIOR CLEANERS | 3,549 SQ. FT. | 42X80 |
| 224 | AVAILABLE | 2,401 SQ. FT. | |
| 225 | ONCE UPON A CHILD | 3,700 SQ. FT. | |
| 228 | LEGEND NAILS | 1,645 SQ. FT. | |
| 229 | COISAS DO BRAZIL | 1,527 SQ. FT. | |
| 230 | A+ DENTAL-DR. BABALOU | 1,578 SQ. FT. | |
| 232 | AVAILABLE | 6,283 SQ. FT. | |
| 239 | AVAILABLE | 3,610 SQ. FT. | |
| | WENDY'S | 3,642 SQ. FT. | |
| TOTAL | | 106,234 SQ. FT. | |
| | AVAILABLE (Other Ownership) | 56,000 SQ. FT. | |
| | CRESTVIEW CAR WASH (Other Ownership) | 7,000 SQ. FT. | |

MIDWAY ROAD Triple Nets: \$4.32