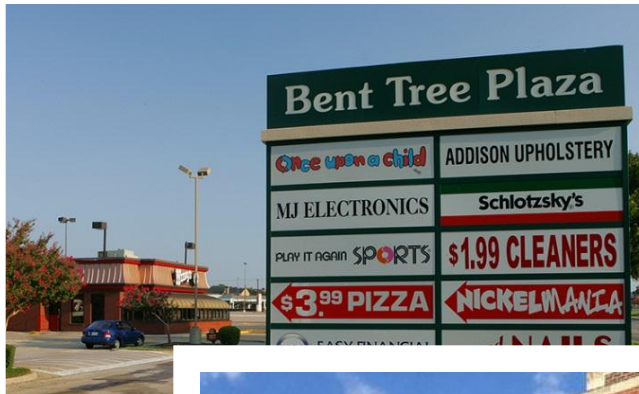


BENT TREE PLAZA | Carrollton, Texas



**UP TO 1
ACRE
PAD SITE
AVAILABLE**



**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 – 15,031 Sq. Ft.

UP TO 1 ACRE PAD SITE w/ 99.5 FT. FRONTAGE

TRIPLE NETS EXPENSES: \$3.67

TRAFFIC COUNTS

Midway Rd. – 35,460 cars/day

Trinity Mills Rd. – 39,211 cars/day

MAJOR TENANTS:

Fuzzy's Taco Shop, Schlotzsky's, Wendy's,
NickelMania, Play it Again Sports, Once Upon a Child

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	16,330	133,175	361,805
# of Households	8,948	64,934	153,812
Avg. H.H. Income	\$90,241	\$94,318	\$104,173

BENT TREE PLAZA | Carrollton, Texas

BENT TREE PLAZA
 2661 Midway Road
 Carrollton, Texas 75006

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	3,997 SQ. FT.	85X80
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	696 SQ. FT.	IRREG
201	AVAILABLE	3,481 SQ. FT.	
204	AVAILABLE	8,439 SQ. FT.	
207	METROCREST RESALE STORE	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	AVAILABLE	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	AVAILABLE	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	AVAILABLE	1,527 SQ. FT.	
230	A+ DENTAL-DR. BABALOU	1,578 SQ. FT.	
232	AVAILABLE	2,366 SQ. FT.	
234	AVAILABLE	830 SQ. FT.	
236	FUZZY'S TACO SHOP	3,087 SQ. FT.	
239	SCHLOTZSKY'S	3,610 SQ. FT.	
	WENDY'S	3,642 SQ. FT.	
TOTAL		106,234 SQ. FT.	

AVAILABLE PAD SITE - UP TO 1 ACRE - 99.5 FT FRONTAGE



MIDWAY ROAD

Triple Nets: \$3.67