

BROOKHAVEN VILLAGE | Addison, Texas

Part of the Vitruvian Park *major redevelopment* in Addison, Texas



1411- 14370 Marsh Lane
3724 – 3732 Spring Valley Road
Addison, Texas 75001

Southeast corner of Marsh Lane and Spring Valley Road Addison, Texas

SHOPPING CENTER SIZE: 17.89+/- Acres
 173,720 Sq. Ft.

AVAILABLE SPACE: 1,000 – 6,050 Sq. Ft.

TRIPLE NETS EXPENSES: \$3.63

TRAFFIC COUNTS:

Marsh Lane – 35,980 per day
 Spring Valley – 14,990 per day

MAJOR TENANTS:

Tom Thumb, Calloway's Nursery, Dollar General

2009 DEMOGRAPHICS:

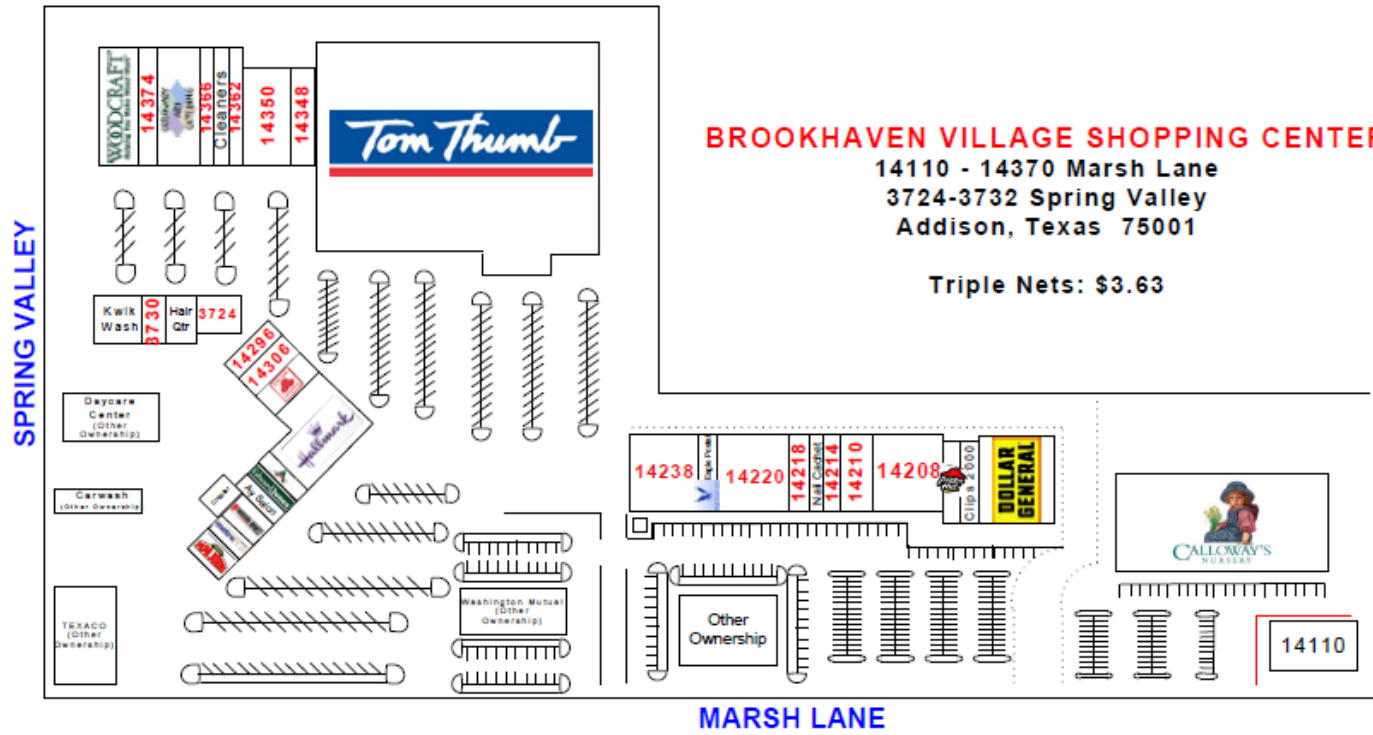
	1-Mile	3-Mile	5-Mile
Population	14,473	125,945	309,072
# of Households	6,790	51,352	126,251
Avg. H.H. Income	\$92,854	\$83,861	\$94,254



Brookhaven Village in Addison located on the Southeast corner Spring Valley and Marsh Lane is part of the exciting [Vitruvian Park Development](http://www.vitruvianpark.com) which broke ground in 2008. Brookhaven Village will be part of the latter stage of development. This is an excellent opportunity to get in "on the ground floor" of this very exciting development which will consist of apartment homes designed carefully to create an inviting neighborhood with a variety of luxury housing options including traditional flats, soft lofts, and townhouse style units, a 12 acre park built around a spring-fed creek and connected to area bicycle and jogging trails, a second neighborhood park with an amphitheater and third park for a variety of outdoor games. Currently the Shopping Center is anchored by Tom Thumb Grocery, Calloway's Nursery, Dollar General and Hallmark.

For more information on Vitruvian Park Development <http://www.vitruvianpark.com>

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PROPERTY DATA

3724	AVAILABLE	2,000 SQ. FT.	40X50
3728	HAIR QUARTERS	1,000 SQ. FT.	20X50
3730	AVAILABLE	1,250 SQ. FT.	25X50
3732	KWIK WASH LAUNDRIES	2,500 SQ. FT.	50X50
14110	NOT AVAILABLE	4,565 SQ. FT.	Irregular
14120	CALLOWAY'S NURSERY	22,000 SQ. FT.	100X200
14150	DOLLAR GENERAL	7,200 SQ. FT.	80X90
14152	PIZZA HUT	1,800 SQ. FT.	20X80
14152A	CLIPS 2000 SALON	1,200 SQ. FT.	15X80
14208	AVAILABLE	5,600 SQ. FT.	70X80
14210	AVAILABLE	2,800 SQ. FT.	35X80
14214	AVAILABLE	1,200 SQ. FT.	15X80
14216	NAIL CACHET	1,200 SQ. FT.	15X80
14218	AVAILABLE	1,600 SQ. FT.	20X80
14220	AVAILABLE	6,050 SQ. FT.	75X80
14232	EAGLE POSTAL CENTER, INC.	1,516 SQ. FT.	20X80
14238	AVAILABLE	5,600 SQ. FT.	70X80
14280	TOM THUMB PAGE	62,639 SQ. FT.	Irregular
14296	AVAILABLE	1,000 SQ. FT.	20X50
14306	AVAILABLE	1,250 SQ. FT.	25X50
14308	STATE FARM	1,250 SQ. FT.	25X50
14312	HALLMARK	6,050 SQ. FT.	Irregular
14320	ACE CASH EXPRESS	900 SQ. FT.	15X60
14322	EDWARD JONES	900 SQ. FT.	15X60
14324	AY SALON	900 SQ. FT.	15X60
14326	JACKSON HEWITT TAX SVC	900 SQ. FT.	15X60
14328A	METRO PCS	900 SQ. FT.	15X60
14328	CINGULAR TOWER	240 SQ. FT.	12X20
14330	PAPA JOHN'S PIZZA	1,200 SQ. FT.	30X40
14332	SPRINT TOWER	320 SQ. FT.	
14348	AVAILABLE	2,557 SQ. FT.	25X100
14350	AVAILABLE	5,000 SQ. FT.	50X100
14362	AVAILABLE	2,975 SQ. FT.	Irregular
14364	\$1.89 CITY CLEANERS	1,800 SQ. FT.	15X120
14366	AVAILABLE	1,800 SQ. FT.	15X120
14370	CULINARY ART CATERING	2,975 SQ. FT.	
14374	AVAILABLE	3,000 SQ. FT.	25X120
14380	WOODCRAFT	6,800 SQ. FT.	55X120

TABULATIONS

Total Land Area	= 17.894 Acres = 779,462.84 SF
Total Building Area	= 173,720 SF
Total Parking Indicated	= 950 Spaces

