

NORTHWOOD HILLS VILLAGE | Dallas, Texas



8010-8152 Spring Valley Road
14016-14018 Coit Road
Dallas, Texas 75240

Southeast corner of Spring Valley Road and Coit Road Dallas, TX

SHOPPING CENTER SIZE: 11.61+/- Acres
112,103 Sq. Ft.

AVAILABLE SPACE: None

TRIPLE NETS EXPENSES: \$5.07

TRAFFIC COUNTS

Spring Valley Road. – 22,753 cars/day
Coit Rd. – 48,374 cars/day

MAJOR TENANTS:

Fiesta Mart Grocery, Auto-Zone, Family Dollar, Jackson Hewitt, El Pollo Regio

2009 DEMOGRAPHICS

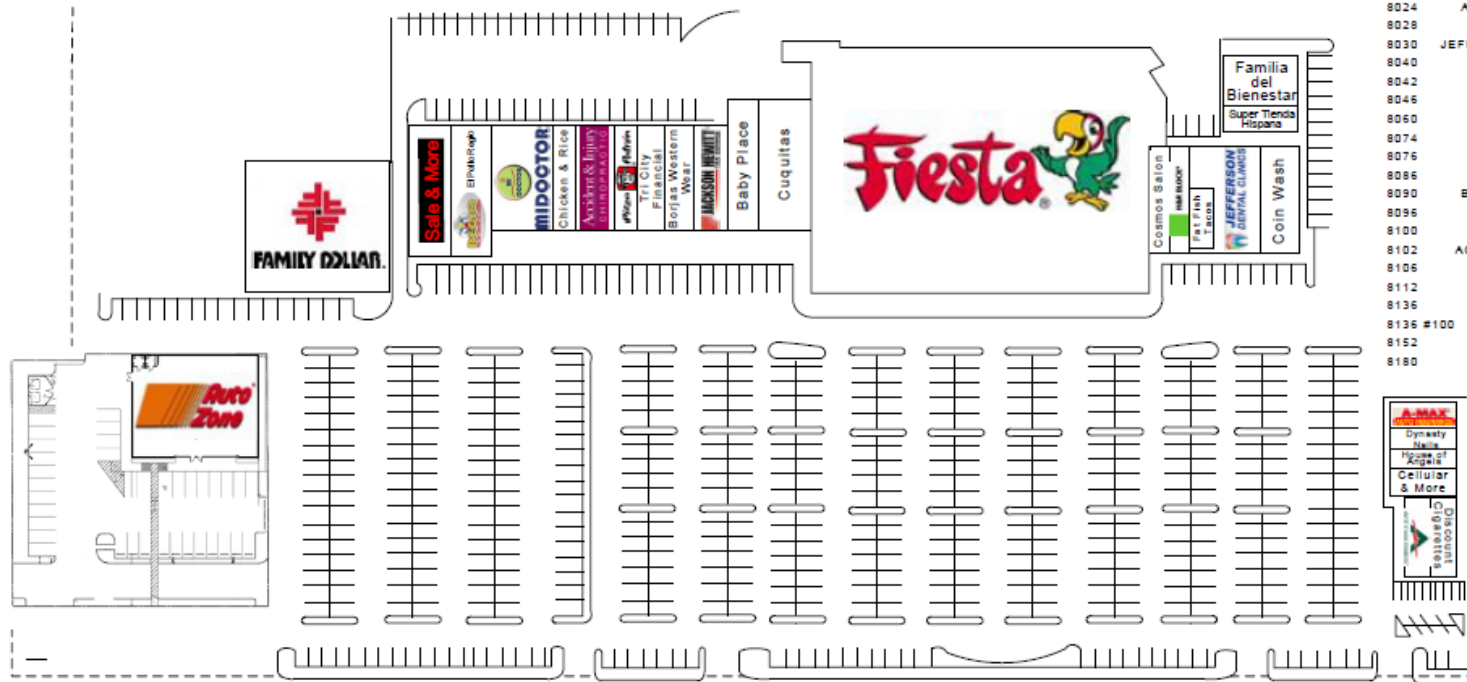
	1-Mile	3-Mile	5-Mile
Population	32,368	143,923	369,271
# of Households	10,035	58,840	156,359
Avg. H.H. Income	\$67,154	\$87,666	\$89,976

NORTHWOOD HILLS VILLAGE | Dallas, Texas

NORTHWOOD HILLS VILLAGE

8010-8180 Spring Valley Road
14016-14018 Coit Road
Dallas, Texas 75240

Triple Nets: \$5.07



PROPERTY DATA

14016	FAMILIA DEL BIENESTAR	2,464 SQ. FT.	44X56
14018	SUPER TIENDA HISPANA	784 SQ. FT.	14X56
8010A	ACE CASH EXPRESS	1,584 SQ. FT.	33X48
8010B	DISCOUNT CIGARETTES	1,296 SQ. FT.	27X48
8014	CELLULAR & MORE	1,000 SQ. FT.	20X50
8016	HOUSE OF ANGELS	750 SQ. FT.	15X50
8020	DYNASTY NAILS	750 SQ. FT.	15X50
8024	A-MAX AUTO INSURANCE	1,000 SQ. FT.	20X50
8028	COIN WASH	2,400 SQ. FT.	30X80
8030	JEFFERSON DENTAL CLINIC	4,279 SQ. FT.	IRREG
8040	FAT FISH TACOS	900 SQ. FT.	20X45
8042	H&R BLOCK	1,200 SQ. FT.	15X80
8046	COSMO SALON	1,200 SQ. FT.	15X80
8060	FIESTA MART	48,900 SQ. FT.	IRREG
8074	BABY PLACE	2,995 SQ. FT.	IRREG
8076	CUQUITAS	4,505 SQ. FT.	45X105
8086	JACKSON HEWITT	1,600 SQ. FT.	20X80
8090	BORJAS WESTERN WEAR	2,000 SQ. FT.	25X80
8096	TRI CITY FINANCIAL	1,200 SQ. FT.	15X80
8100	PIZZA PATRON	1,200 SQ. FT.	15X80
8102	ACCIDENT & INJURY PAIN	2,400 SQ. FT.	30X80
8106	CHICKEN & RICE	1,280 SQ. FT.	16X80
8112	MI DOCTOR	3,600 SQ. FT.	45X80
8136	EL POLLO REGIO	3,000 SQ. FT.	30X100
8136 #100	SALE & MORE	3,000 SQ. FT.	30X100
8152	FAMILY DOLLAR	10,000 SQ. FT.	IRREG
8180	AUTOZONE	Land 32,987, Bldg 6,816	
	TOTAL	112,103 SQ. FT.	

TABULATIONS

Land Area = 11,813 Acres = 505,862 SF	
Fiesta	= 48,900 SF
Big "A"	= 26,780 SF
Big "B"	= 9,979 SF
Big "C"	= 3,240 SF
Big "D"	= 8,380 SF
Family Dollar	= 10,000 SF
Autozone	= 6,816 SF
Total	112,103 SF
Big/Land Ratio	= 23.19%
Total Parking Required	= 620 Spaces
Total Parking Indicated	= 731 Spaces
Handicap Parking	= 16 Spaces

1/13/2012

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.