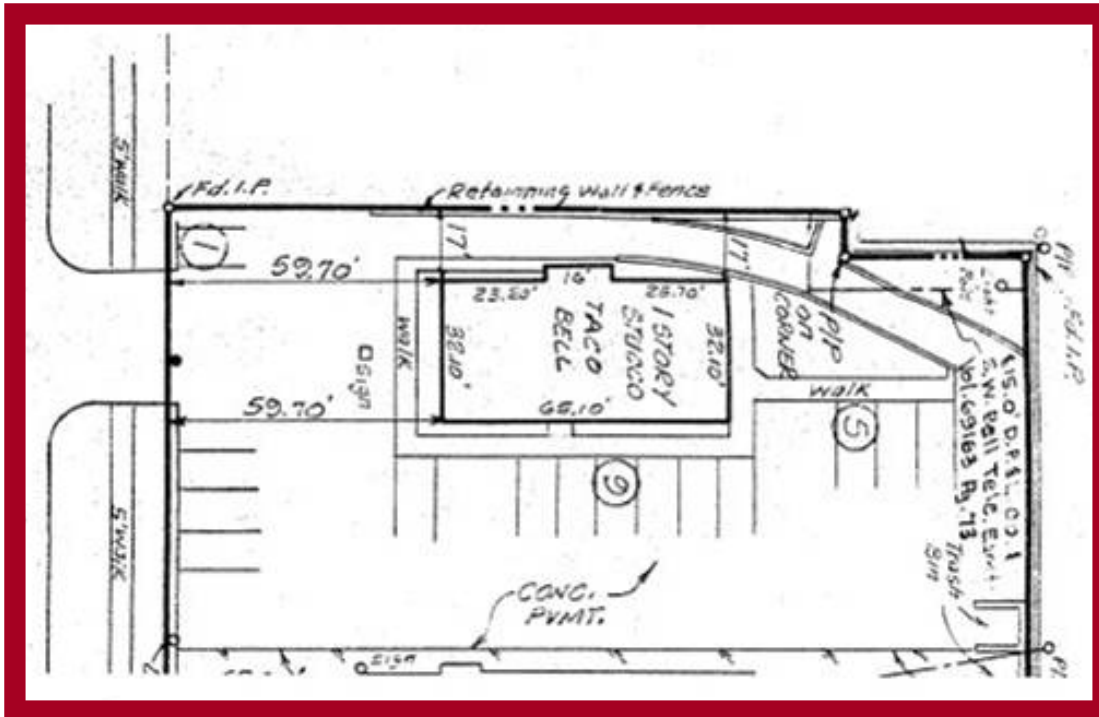


Park Forest Northwest | Dallas, Texas

FORMER TACO BELL PAD SITE AVAILABLE JULY 2010
INCLUDING BUILDING Rent – \$5,500.00/month



3617 Forest Lane – Pad Site Available Ground Lease

Northwest corner of Forest Lane and Marsh Lane
Dallas, TX

PAD SITE : 2,089.7 Sq. Ft. Building
18,561 Sq. Ft. Ground Lease

TRAFFIC COUNTS (2006)

Marsh Lane – 30,361 cars/day
Forest Lane – 32,690 cars/day

MAJOR TENANTS:

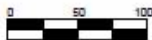
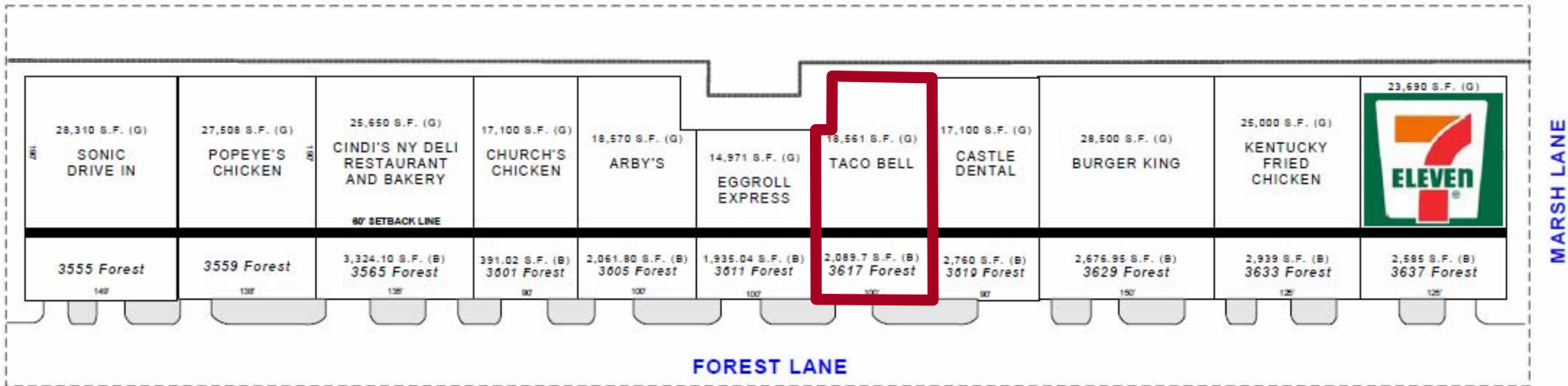
Sonic Drive-In, Popeye's Chicken, Burger King,
Kentucky Fried Chicken,
Arby's, Seven-Eleven

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,853	114,669	260,912
# of Households	5,254	39,965	100,153
Avg. H.H. Income	\$87,025	\$98,423	\$93,997

Park Forest Northwest | Dallas, Texas

PARK FOREST SHOPPING CENTER NORTHWEST
 3555-3637 Forest Lane
 Dallas, TX 75234



TABULATIONS	
LAND AREA = 5.593 ACRES	= 243,831.08 S.F.
TOTAL BUILDING AREA	= 28,768.61 S.F.

Parking Spaces By Tenant

Seven Eleven	13
Kentucky Fried Chicken	29
Burger King	38
Castle Dental	29
Taco Bell	21
Egg Roll Express	18
Arby's	15
Church's Chicken	28
Cindi's NY Deli Restaurant	38
Sonic	32