

PARK FOREST SOUTHEAST | Dallas, Texas



**11722-11700 Marsh Lane
Forest Lane
Dallas, Texas**

Southeast Corner of Marsh Lane and
Forest Lane. Dallas, TX

SHOPPING CENTER SIZE: 15.66 +/- Acres
160,874 Sq. Ft.

AVAILABLE SPACE: 900 – 6,600 Sq. Ft.

TRIPLE NETS EXPENSES: \$5.31

TRAFFIC COUNTS (2006)

Marsh Lane – 30,361 per day
Forest Lane – 32,690 per day

MAJOR TENANTS:

Sprouts, CVS Pharmacy, Gatti Town
Dollar Tree, Chase Bank, Factory 2 U, McDonald's

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,144	113,948	269,323
# of Households	4,915	41,006	104,966
Avg. H.H. Income	\$97,585	\$98,082	\$92,429

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PROPERTY DATA

11722-11770 MARSH LANE

11722A-1	SUPERCUTS	1,250 SQ. FT.	25X50
11722A-4	MERLE NORMAN	1,250 SQ. FT.	25X50
11722A-2	AMNI TV	1,000 SQ. FT.	20X50
11722A-3	RADIO SHACK	2,500 SQ. FT.	50X50
11722-202	FRANKI'S PIZZA	1,450 SQ. FT.	30X50

11722 - 212 FACTORY TO U 12,000 SQ. FT. 100X120

228 GATTI TOWN 20,800 SQ. FT. 188'x128'

300 HOT NAILS 1,200 SQ. FT. 15X80

302 TWIST YOGA 1,600 SQ. FT. 20X80

304 RAINBOW 3,600 SQ. FT. 45X80

307 DOLLAR TREE 11,100 SQ. FT. 10000'x10000'

317 SPROUTS 27,270 SQ. FT. 160X170

326 FIRST CHOICE CHIROPRACTIC 1,950 SQ. FT. 30X65

328 BEAUTY SALON 1,625 SQ. FT. 25X65

330 WALNUT HILL FLORAL 1,300 SQ. FT. 20X65

336 AVAILABLE 6,600 SQ. FT. Irregular

340 LESLIE'S POOLS 6,050 SQ. FT. 60X100

343 AVAILABLE 900 SQ. FT. 16X80

345 AVAILABLE 1,500 SQ. FT. 26X80

346 DALLAS TAILORS 900 SQ. FT. 15X60

349 DR. BURROUGHS, DDS 1,722 SQ. FT. 30X60

350 PARK FOREST OPTICAL 1,800 SQ. FT. 30X60

353 DESTINY ANTIQUES 12,500 SQ. FT. 50X70

354 THE FAMILY PLACE 7,500 SQ. FT. 75X100

364 DR. SONG 1,411 SQ. FT. IRREG

366 POLICE 660 SQ. FT. 14X33

368 DR. AUDIO 833 SQ. FT. 25X33

372 DR. GREENLEAF 750 SQ. FT. 22X33

374 DR. JEFF HENRY 1210 SQ. FT. 36X33

11738 HALL 36 SQ. FT.

11742A B'S DONUTS 1,200 SQ. FT. 30X40

11742B CASA NAVARRO 2,000 SQ. FT. 50X40

11742B WOK IN AND GO 1,200 SQ. FT. 30X40

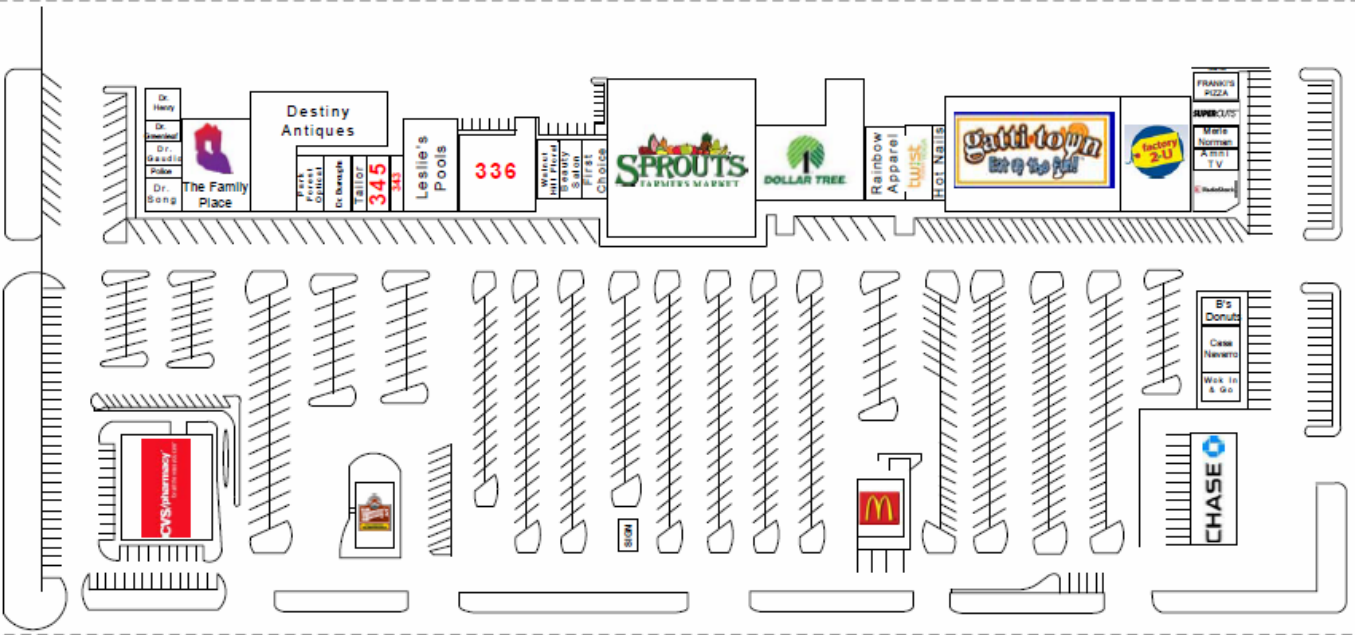
11770 CHASE BANK 4,500 SQ. FT. IRREG

3750-3798 FOREST LANE

3750 MCDONALD'S 3861 SQ. FT.

3790 WENDY'S 2938 SQ. FT.

3798 CVS PHARMACY 10,908 SQ. FT.



FOREST LANE

MARSH LANE

PARK FOREST SHOPPING CENTER SOUTHEAST

11722-11770 Marsh Lane
 Dallas, TX 75229
 3750-3798 Forest Lane (Free Standing Buildings)
 Dallas, Texas 75244

Triple Nets: \$5.31

TABULATIONS

Total Land Area = 15.565 Acres = 678,011.4 SF
Total Building Area = 160,874 SF
Building/Land Ratio = 23.12%
Building Area
Retail = 111,853 SF
O&L Building = 4,500 SF
Restaurant = 8,788 SF
Parking Required
(Retail @ 1:200) = 559 Spaces
(Savings & Loan @ 1:333) = 14 Spaces
(Medical Building @ 1:150) = 89 Spaces
(Restaurant @ 1:100) = 88 Spaces
Total Parking Required = 749 Spaces
Total Parking Indicated = 1078 Spaces

This site plan is prepared 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.