

# PARK FOREST SOUTHWEST | Dallas, Texas



**3544-3630 Forest Lane  
Dallas, Texas 75234**

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

**SHOPPING CENTER SIZE:** 15.21 +/- Acres  
178,292 Sq. Ft.

**AVAILABLE SPACE:** 2,110 – 25,252 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$4.89

### **TRAFFIC COUNTS (2006)**

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

### **MAJOR TENANTS:**

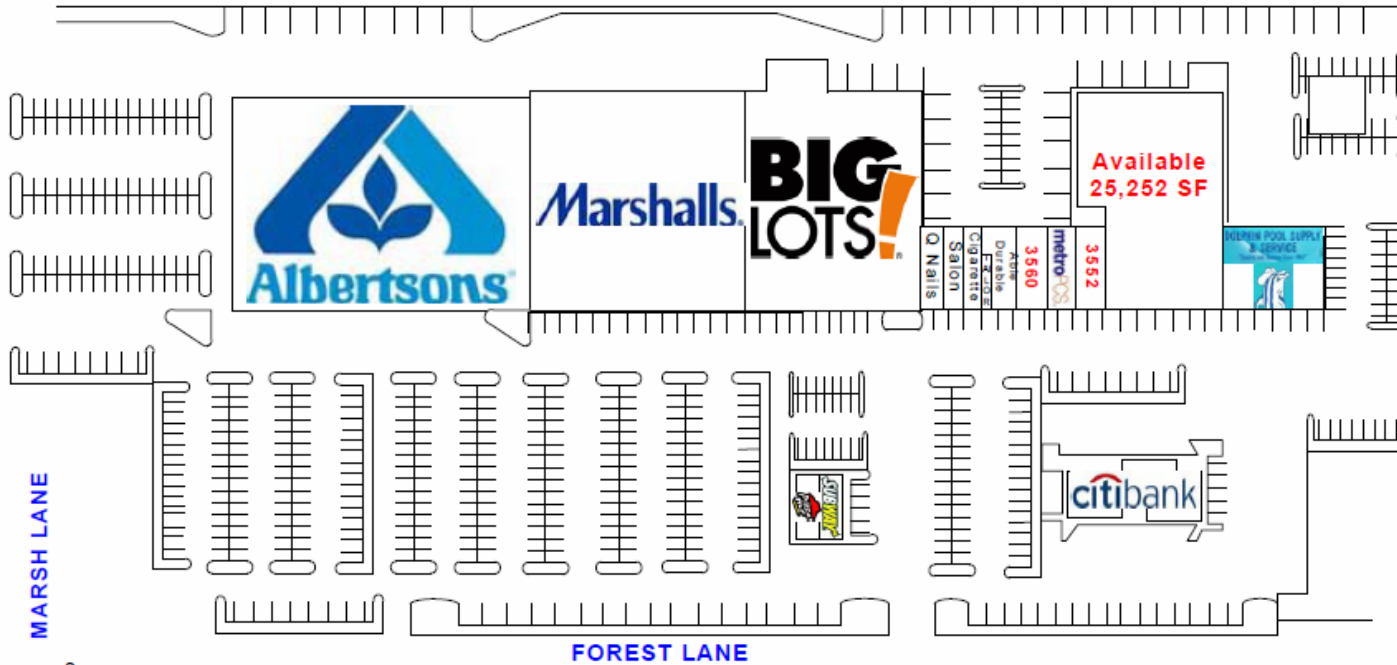
Albertsons, Marshall's, Big Lots, Dolphin Pools

### **2009 DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	12,870	111,822	257,404
# of Households	5,245	38,929	98,438
Avg. H.H. Income	\$85,885	\$89,630	\$93,674

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**PROPERTY DATA**

3544	DOLPHIN'S POOL SUPPLY	7,184 SQ. FT.
3546	<b>AVAILABLE</b>	<b>25,252 SQ. FT.</b>
3552	<b>AVAILABLE</b>	<b>3,100 SQ. FT.</b>
3556	MetroPCS	1,400 SQ. FT.
3560	<b>AVAILABLE</b>	<b>2,110 SQ. FT.</b>
3562	ABLE DURABLE MEDICAL	1,907 SQ. FT.
3564	ELIOT'S TAILOR	511 SQ. FT.
3568	DISCOUNT CIGARETTES	1,110 SQ. FT.
3572	G-GEE'S BEAUTY SALON	1,463 SQ. FT.
3574	Q NAILS	1,505 SQ. FT.
3610	BIG LOTS	33,870 SQ. FT.
3612A	SUBWAY	1,628 SQ. FT.
3612B	PIZZA HUT	1,284 SQ. FT.
3616	MARSHALL'S	37,794 SQ. FT.
3620	ALBERTSON'S	52,443 SQ. FT.
3550	CITIBANK	5,000 SQ. FT.

11733D AT&T WIRELESS TOWER 731 SQ. FT.

**TABULATIONS**

Site Area = 662,609 SF = 15.21 Acres	
Building Areas	178,292 SF
Blgd/Site Ratio	27.34%
Parking Required:	
Retail (156,270 SF @ 1:200)	781 Spaces
Restaurant (16,944 SF @ 1:100)	169 Spaces
Office (6,884 SF @ 1:333)	21 Spaces
Total Parking Required	971 Spaces
Total Parking Shown	974 Spaces
Handicap Shown	21 Spaces
Handicap Required	20 Spaces

Triple Nets: \$4.89



7/23/10

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.