

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
177,561 Sq. Ft.

AVAILABLE SPACE: 1,400 – 3,100 Sq. Ft.

TRIPLE NETS EXPENSES: \$4.24

TRAFFIC COUNTS (2006)

Marsh Lane – 30,361 cars/day

Forest Lane – 32,690 cars/day

MAJOR TENANTS:

Albertsons, Marshall's, Big Lots, Habitat for Humanity ReStore, Dolphin Pools

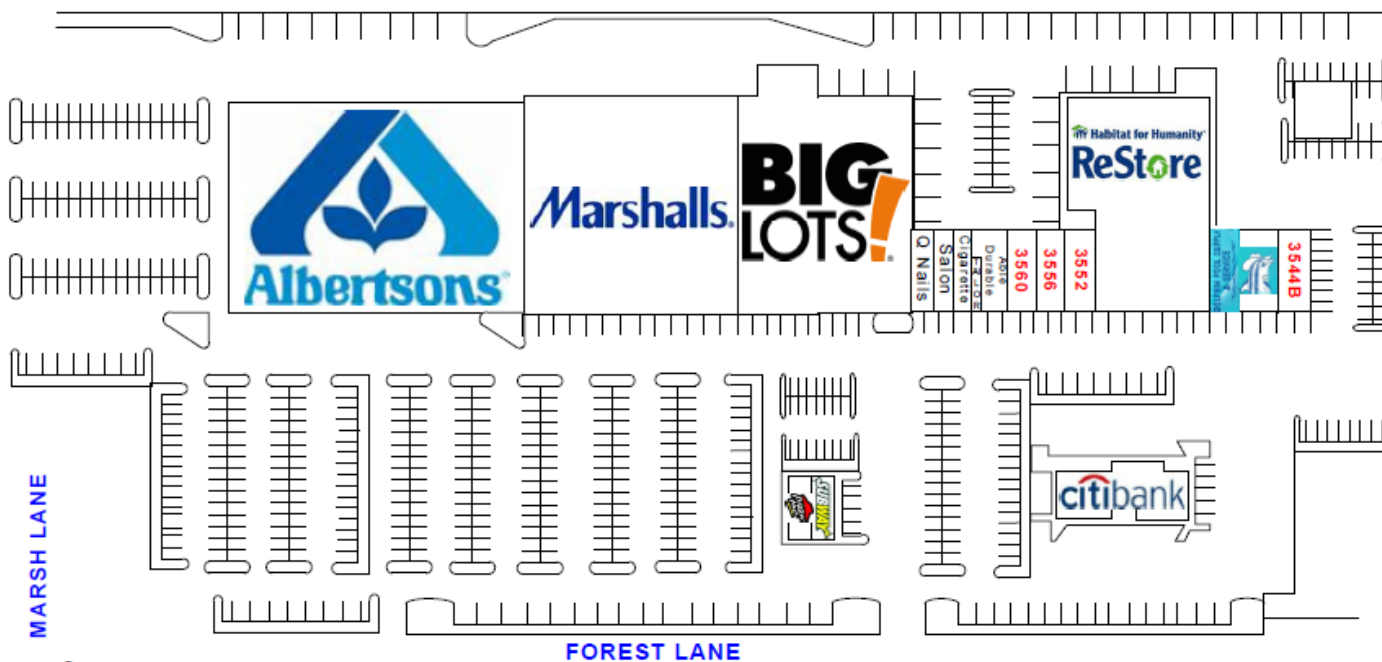
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,959	112,649	263,134
# of Households	5,318	39,317	100,970
Avg. H.H. Income	\$80,714	\$83,793	\$87,801

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PARK FOREST SHOPPING CENTER SOUTHWEST

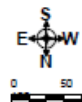
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PROPERTY DATA		
3544	DOLPHIN'S POOL SUPPLY	5,000 SQ. FT.
3544B	AVAILABLE	2,184 SQ. FT.
3548	HABITAT FOR HUMANITY	25,252 SQ. FT.
3552	AVAILABLE	3,100 SQ. FT.
3556	AVAILABLE	1,400 SQ. FT.
3560	AVAILABLE	2,110 SQ. FT.
3562	ABLE DURABLE MEDICAL	1,907 SQ. 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.
3630	ALBERTSON'S	52,443 SQ. FT.
3550	CITIBANK	5,000 SQ. FT.
11733D	AT&T WIRELESS TOWER	731 SQ. FT.

TABULATIONS	
Site Area	= 662,509 SF = 15.21 Acres
Building Area	= 177,551 SF
Blgd/Site Ratio	= 26.80%
Parking Required:	
Retail (169,181 SF @ 1:200)	= 858 Spaces
Restaurant (2,912 SF @ 1:100)	= 29 Spaces
Bank (5,092 SF @ 1:333)	= 15 Spaces
Total Parking Required	= 899 Spaces
Total Parking Shown	= 858 Spaces
City of Dallas Variance	= 59 Spaces

Triple Nets: \$4.24



8/29/11

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.