



PREMIER PARK CITIES LOCATION

5757 West Lovers Lane is a three-story retail/office building located on the miracle mile in the Park Cities retail and restaurant corridor. Join tenants City Cafe, Freddie Poole Martial Arts and John Derryberry Photography in this exclusive property.

PROPERTY OVERVIEW

Rental Rates: \$30.00 PSF
Available Office Space: 2,100 SF
NNN's: \$8.38 PSF

TRAFFIC COUNTS

Dallas North Tollway: 69,469 CPD
Lovers Lane: 19,659 CPD

DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	14,428	141,947	376,435
Median Age:	37.4	33.7	32.2
Median HH Income:	\$158,119	\$115,014	\$89,582

TENANT ROSTER

FIRST FLOOR

SUITE	TENANT	SF
101	City Cafe	4,529
108	City Cafe TO GO	2,450
109	West Lovers Dental	2,170
111	Crown Salon	1,305
113	Butler Cleaners	717

SECOND FLOOR

SUITE	TENANT	SF
213	Align Performance	2,513
215	Strauss Marketing	1,820
217	Freddie Poole Martial Arts	4,275
221	Farmers Insurance	505

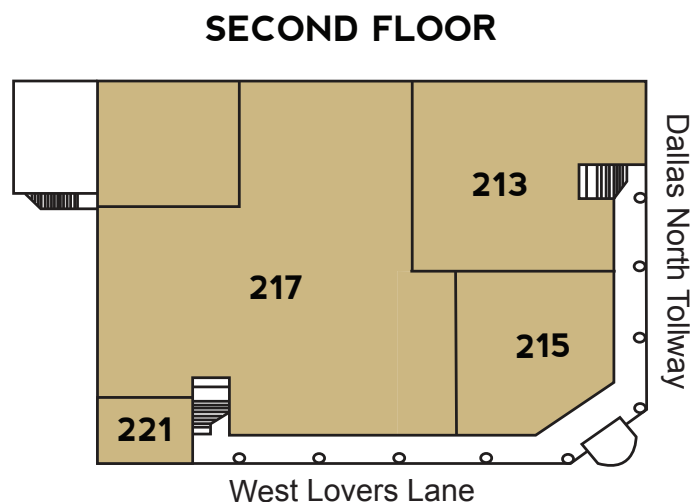
THIRD FLOOR

SUITE	TENANT	SF
301	Nathan Grace Real Estate	2,200
305	Park Cities Studios	1,195
307	John Derryberry Photography	752
310	AVAILABLE	2,100
350	The Barre Code	1,508
360	Hearthside Development	1,827

SITE PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR