



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: Fully Leased
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 | WoodHouse | 2,100 |
| 350 | The Barre Code | 1,508 |
| 360 | Hearthside Development | 1,827 |

SITE PLAN

