



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: \$25.00 PSF
Available Office Space: Fully leased
NNN's: \$8.00 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

101	City Cafe
108	City Cafe TO GO
109	Lover's Lane Dental
111	Crown Salon
113	Best Cleaners

SECOND FLOOR

SUITE TENANT

213	Align Performance
215	Strauss Marketing
217	Freddie Poole Martial Arts
221	Loeb Insurance

THIRD FLOOR

SUITE TENANT

310	John Derryberry Photography
307	John Derryberry Photography
360	Hearthside Development
350	The Barre Code
305	Lovers Lane Massage Therapy
301	Nathan Grace Real Estate

SITE PLAN

