



FAMILY-ORIENTED TENANT MIX

Sherry Lane sits in one of the premier neighborhoods of Dallas. The area boasts some of the highest 1-mile incomes in the Dallas-Fort Worth Metroplex. First-floor tenants include ZAR Clothier, MediWeightloss Clinic, Nardos Imam, DGSE Bullion Express, and Cosmedica Spa. Second floor space is available for medial or office use. Second floor tenants enjoy direct access to the rear parking garage.

PROPERTY OVERVIEW

Rental Rates First Floor:	\$45.00 - \$55.00 SF
Rental Rates Second Floor:	\$25.00 SF
Available Space:	Office/Medical Second Floor
Triple NNN:	\$9.25 PSF
Finish-out Allowance:	Negotiable

TRAFFIC COUNTS

Preston Road (TX 289): 21,626 CPD

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	12,806	156,988	435,945
Daytime Population:	25,909	167,637	404,025
Average HH Income:	\$205,942	\$132,464	\$94,272

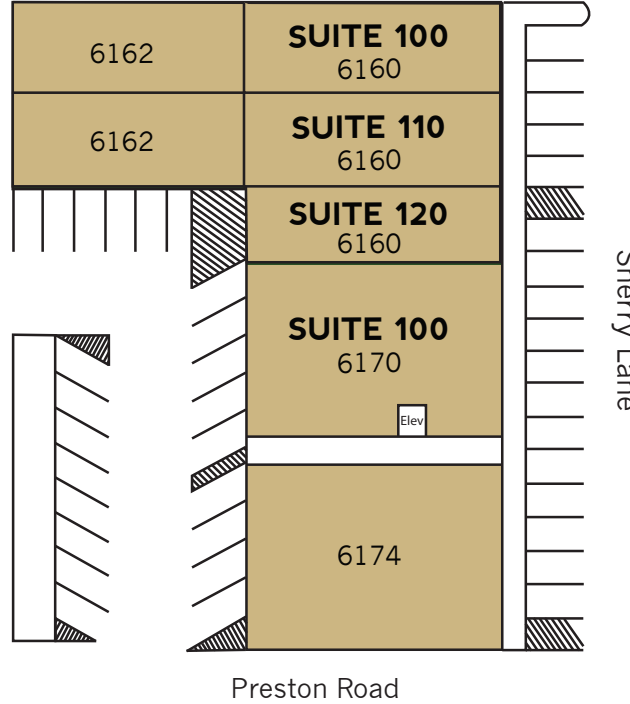
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TENANT ROSTER AND SITE PLAN | FIRST FLOOR

SUITE	TENANT
6162	Odyssey Crossfit
6162	Preston Center Dance
100	McLean Hearing Aids
110	Cosmedica Spa
120	Nardos Imam
130	MediWeightloss Clinic
6174	DGSE Bullion Express



TENANT ROSTER AND SITE PLAN | SECOND FLOOR

SUITE	TENANT
200	4,606 SF Available
300	Cosmedica Spa
340	Nardos Imam

