



## HEALTH AND RETAIL-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 McLean Hearing Aids, Bella MD, Dallas Gold & Silver Exchange, and The Ballet Burn. Second floor space is available for medical 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:	\$28.00/SF
Available Space:	Office/Medical
NNN's:	\$10.66 PSF
Finish-out Allowance:	Negotiable

## TRAFFIC COUNTS

Preston Road (TX 289):	21,626 CPD
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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

For leasing information:

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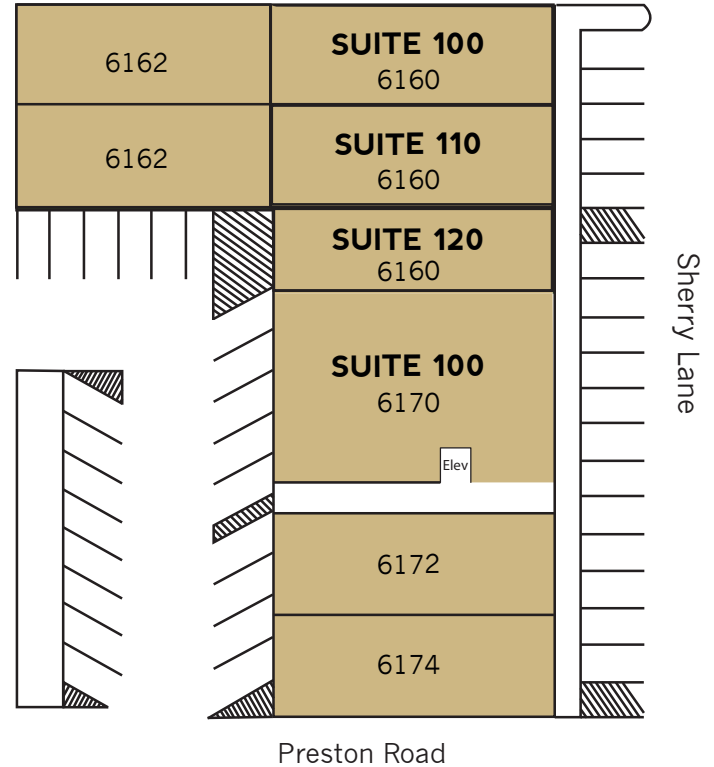
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## TENANT ROSTER AND SITE PLAN | FIRST FLOOR

SUITE	TENANT	SQUARE FEET
6162	Kwik Kopy	1,986 SF
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6160 / 100	McLean Hearing Aids	1,675 SF
6160 / 110	The Ballet Burn	1,563 SF
6160 / 120	College Nannies + Sitters + Tutors	1,309 SF
6170 / 100	Bella M.D.	3,111 SF
6172	Lisa's Lashes	1,550 SF
6174	Lisa's Lashes Hair Salon	1,724 SF

AVAILABLE RETAIL  
 LEASED



## TENANT ROSTER AND SITE PLAN | SECOND FLOOR

SUITE	TENANT	SQUARE FEET
6170 / 200	Available	4,606 SF
6170 / 300	Available	1,660 SF
6170 / 340	Available	1,620 SF

AVAILABLE OFFICE/MEDICAL  
 LEASED

