

welltower

MEDICAL OFFICE SPACE
FOR LEASE

Click or Scan Below



For Information:

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THR DCC
8196 WALNUT HILL LANE | DALLAS, TX
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EXECUTIVE SUMMARY

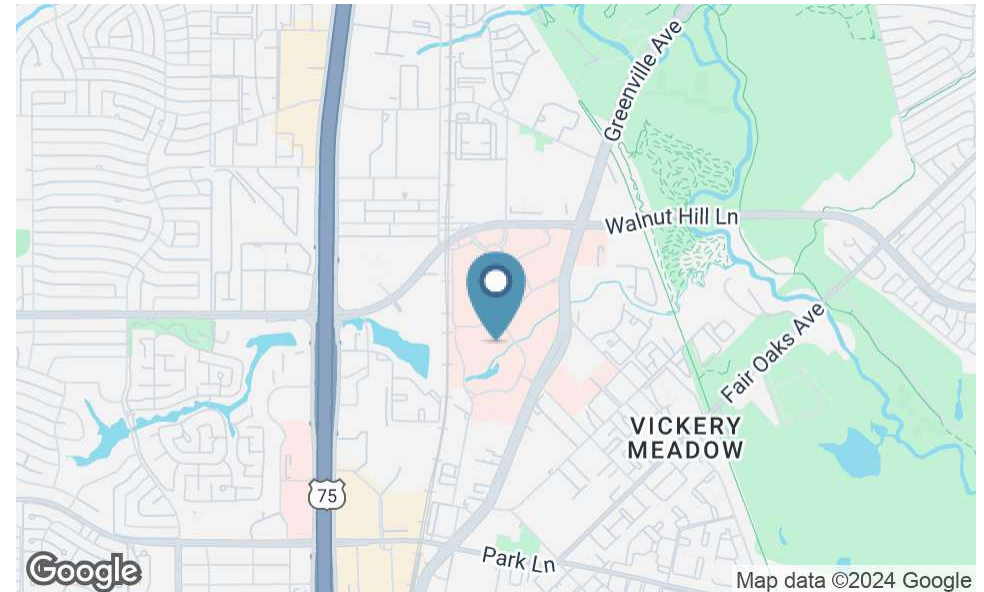


Location Description

Located on the south corner of the intersection of Perot Lane and Fogelson Lane, the site is approximately 6.5 miles north of downtown Dallas and 15 miles west of the Dallas Fort Worth International Airport.

Property Highlights

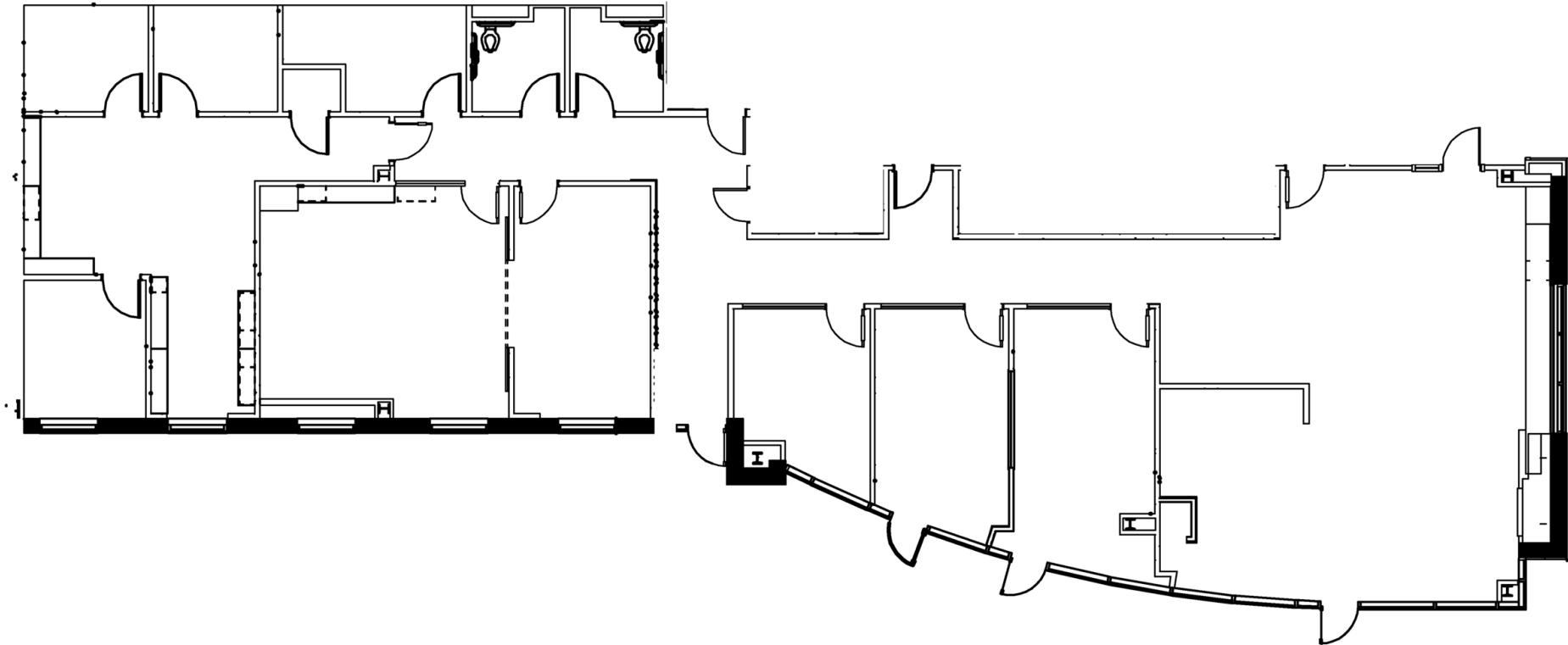
- 2-story medical building on a 1.305-acre parcel of land in Dallas, Texas.



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FLOOR PLANS



LL10

4,899 RSF

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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	20,263	149,749	373,904
Average Age	29.9	36.0	35.5
Average Age (Male)	30.2	35.3	35.0
Average Age (Female)	29.6	36.8	35.9

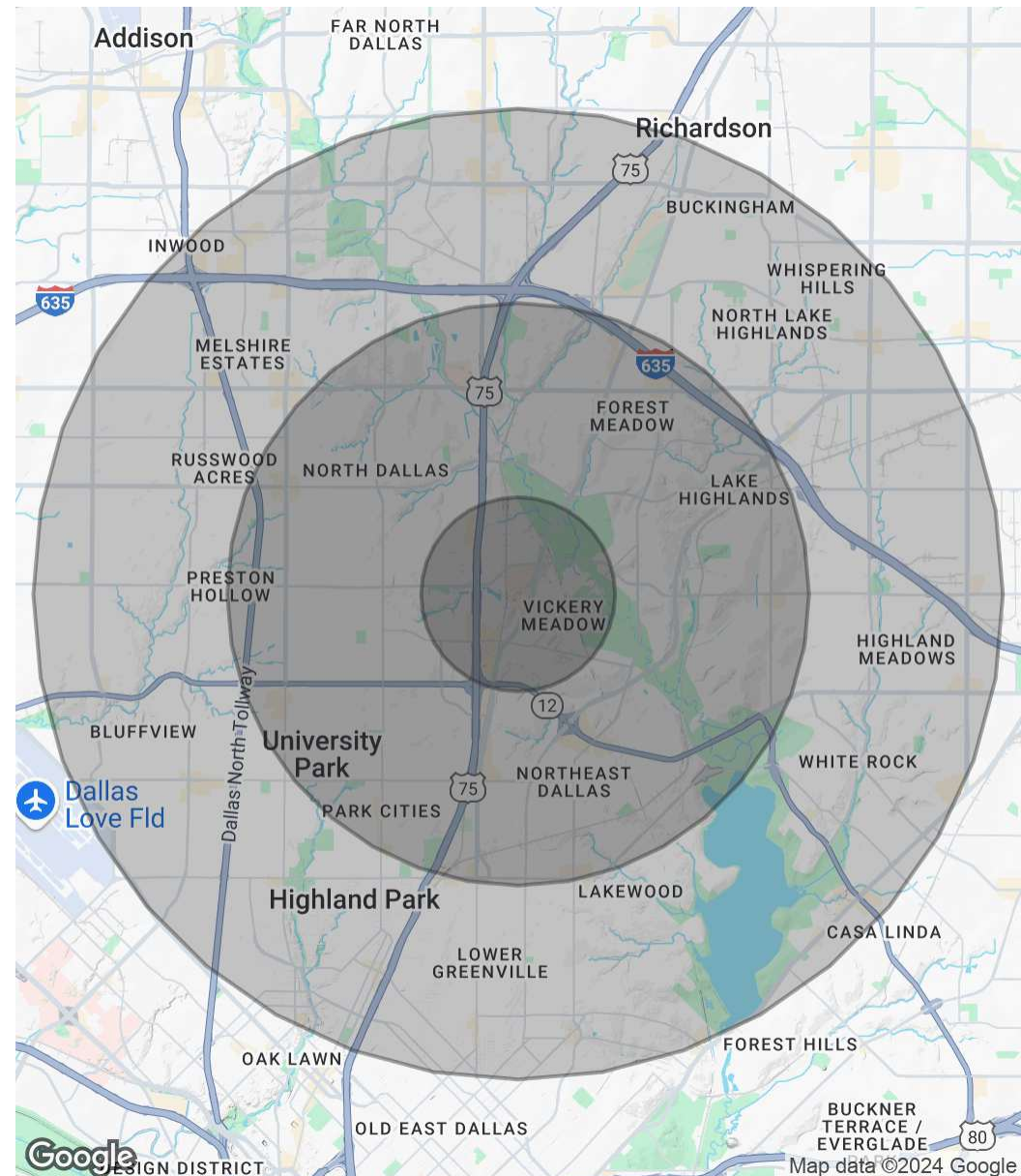
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,457	67,758	161,491
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$48,971	\$97,527	\$104,527
Average House Value	\$317,524	\$437,235	\$400,424

Race

	1 Mile	3 Miles	5 Miles
Total Population - White	13,314	111,193	264,743
Total Population - Black	3,940	23,307	53,457
Total Population - Asian	504	4,990	16,016
Total Population - Hawaiian	0	18	38
Total Population - American Indian	113	543	1,501
Total Population - Other	2,244	7,921	32,874

2020 American Community Survey (ACS)



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