

COTTONWOOD CROSSING

4070 N. BELT LINE ROAD, IRVING, TX



PROPERTY OVERVIEW

This infill neighborhood shopping center is located just north of SH 183 only a short drive from the DFW Airport, which boasts over 65 million travelers per year. The center benefits from a robust daytime population of over 300,000 in a five-mile radius, strong traffic counts along Belt Line Road, and superior access with 6 ingress egress points throughout. Nearby traffic drivers include: CVS, McDonalds, Sonic, and Kroger.

TRAFFIC COUNTS

WALNUT HILL LN	24,100 VPD
N BELTLINE RD	41,000 VPD

GLA: 57,571 SF MSA: Dallas-Fort Worth WEB LINK: jahrealty.propertycapsule.com/cottonwoodcrossing

DEMOGRAPHICS

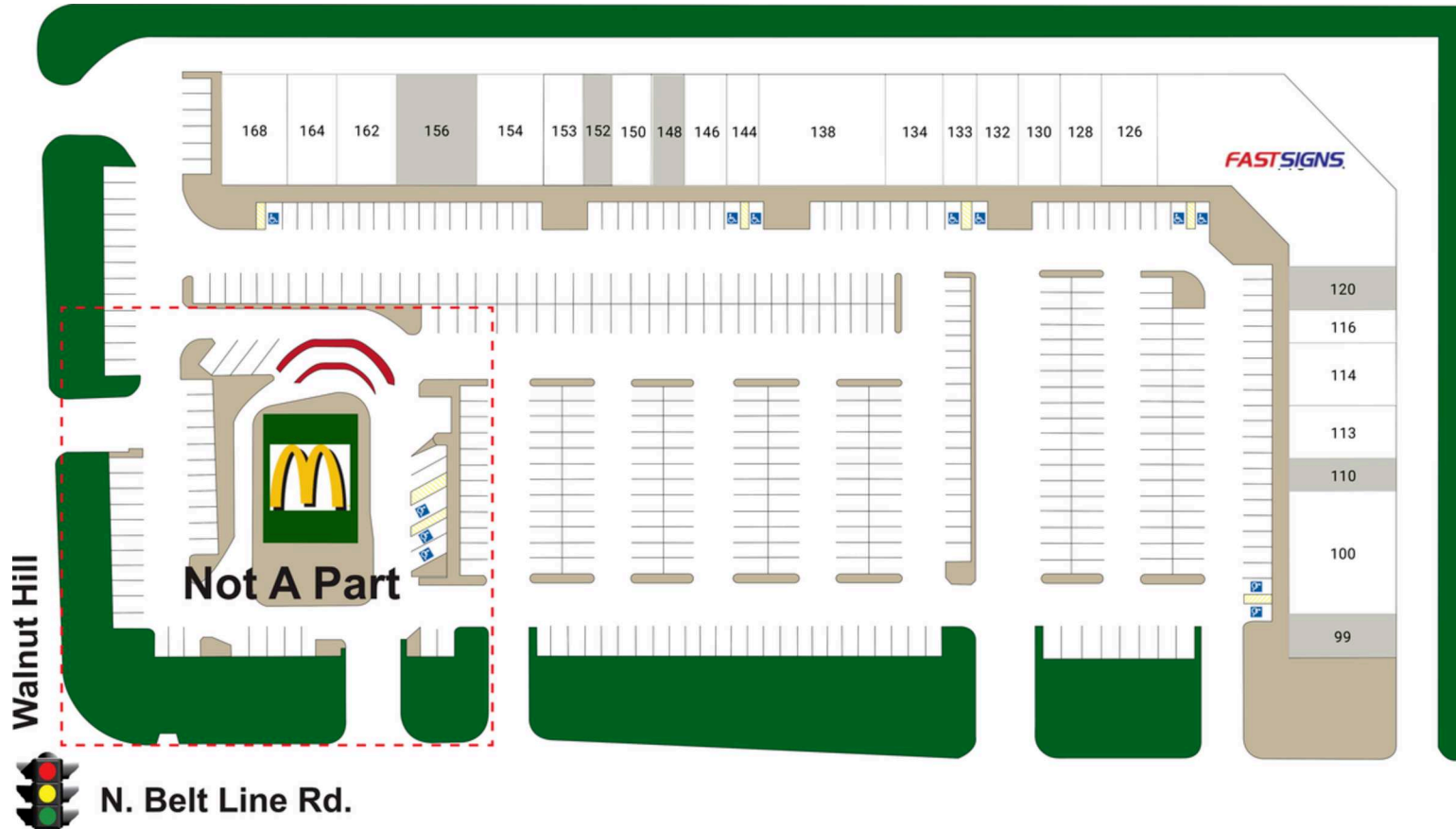
2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	105,272	122,460	\$75,393
5 MILE	238,152	293,701	\$85,379

LEASING CONTACT

JAH REALTY
1717 Main Street, Suite 2600
Dallas, Texas 75201
P 214-220-0274
dfwleasing@jahco.net

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TENANT	SQFT
99 Available	1,218
100 Po Melvin's Restau...	4,649
110 Available	1,176
113 Marco's Pizza	1,309
114 Liquor Store	2,724
116 State Farm Insurance	1,200
118 FastSigns	8,503
120 Available	1,870
126 Express Personnel	2,107
128 Lola's African Mar...	1,550
130 Subway	1,550
132 H&R Block	1,550
133 Wings 88	1,209
134 Meridian Dental	2,170
138 Temptations Restau...	4,650
144 Beverly Hills Nails	1,200
146 Perfumes to Go	1,590
148 Available	1,240
150 Thai Restaurant	1,550
152 Available	930
153 Regional Finance	1,550
154 Wal-belt Cleaners	2,480
156 Available	2,881
162 Roland's Jamaican ...	2,375
164 Lushkara Indian Bo...	1,860
168 Tilson Eyecare	2,480

Non-Controlled Availability

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