



8989 FOREST LANE – FOR LEASE

Dallas, TX 75243

Abe Arteaga 214.295.7523 aarteaga@crestcommercial.com

9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

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PROPERTY HIGHLIGHTS

- 2nd generation restaurant spaces available
- Ownership offering free rent and tenant improvement allowance (TIA) for qualified tenants
- Recently remodeled neighborhood center featuring updated façade and modern exterior finishes
- Proximity to the 250 +/- acre TI corporate campus footprint, supporting a highly skilled workforce and strong daytime employment

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,850 - 5,150 SF
Building Size:	40,752 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,456	75,396	169,867
Total Population	17,282	178,530	405,195
Average HH Income	\$96,325	\$99,550	\$119,893

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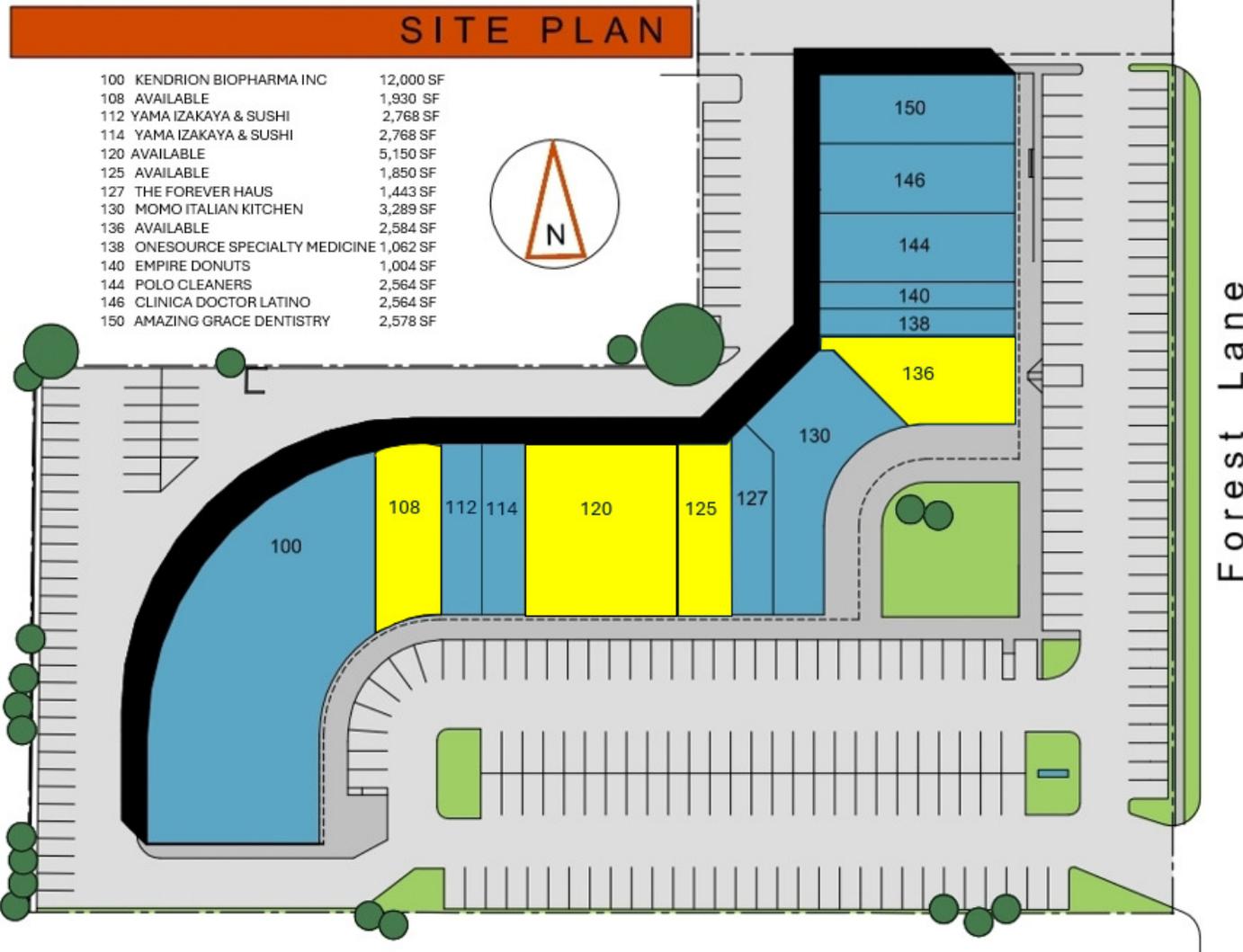
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FOREST VIEW PLAZA SHOPPING CENTER



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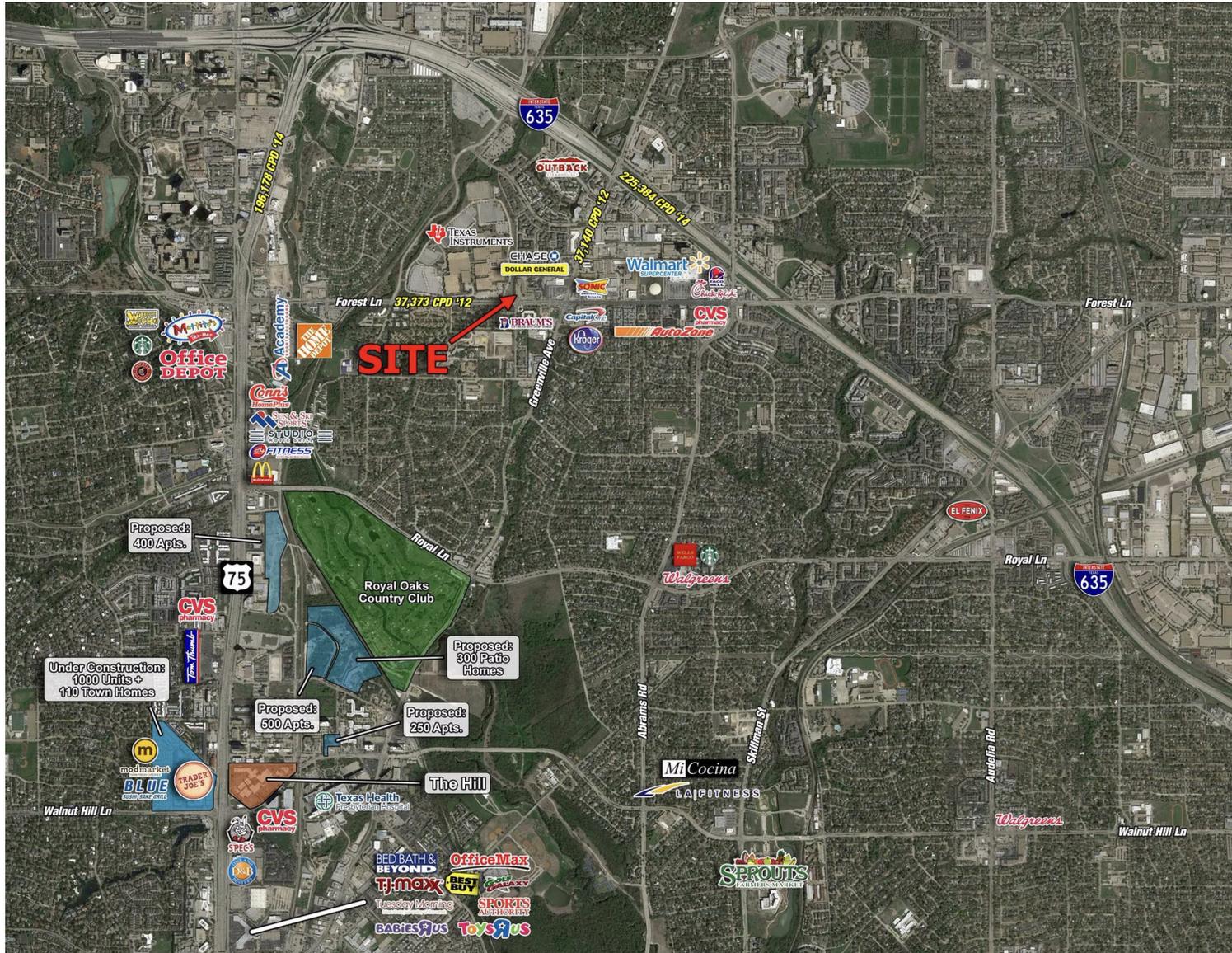
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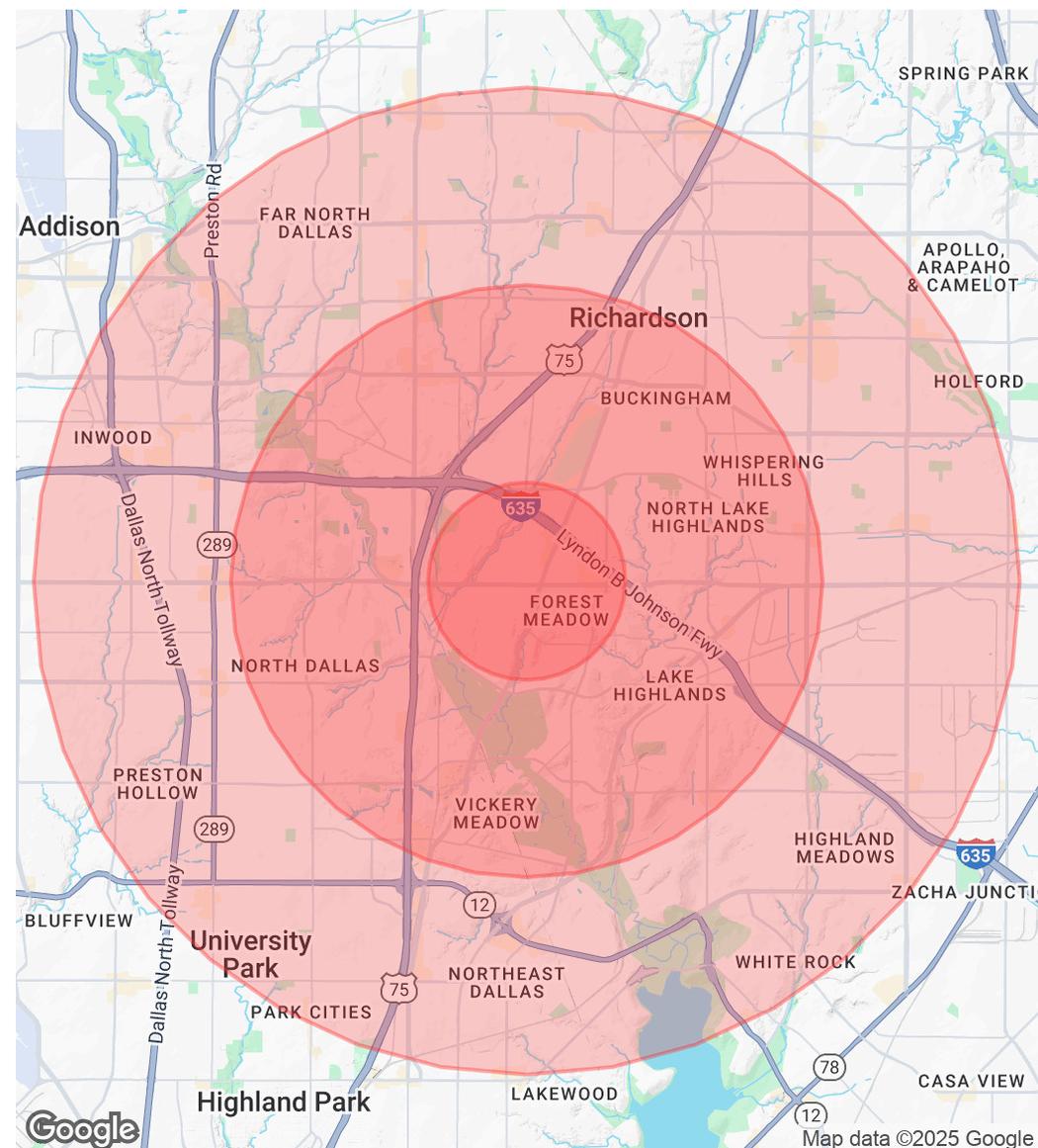
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,282	178,530	405,195
Average Age	39	37	38
Average Age (Male)	38	37	38
Average Age (Female)	40	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,456	75,396	169,867
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$96,325	\$99,550	\$119,893
Average House Value	\$357,790	\$437,623	\$529,773

Demographics data derived from AlphaMap



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