



NEIGHBORHOOD SERVICE TENANT MIX

Douglas Court is a two-story mixed use building located in the heart of the highly-trafficked Lemmon Avenue commercial corridor. Douglas Court serves Highland Park, Turtle Creek and Oak Lawn. It has a family-oriented tenant mix including:

- Gloria's Tex Mex
- Title Boxing Club
- Monarch Dental
- Buffalo Wild Wings
- Sola Salon Studios
- WineTastic!

PROPERTY OVERVIEW

Rental Rates:	Negotiable
NNN's:	\$6.94 PSF
Available Space:	3,500 SF
First Level:	Fully Leased
Second Level:	1,396 SF - 4,896 SF

TRAFFIC COUNTS

Lemmon Avenue :	41,000 Cars Per Day
Douglas Road :	10,755 Cars Per Day

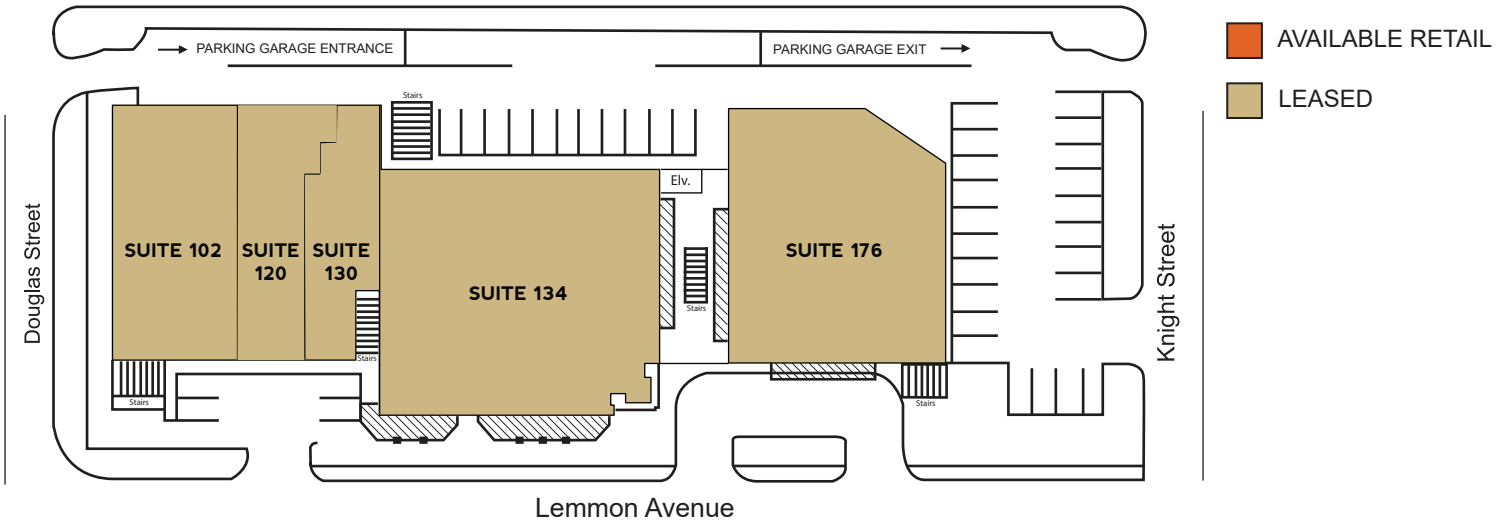
DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	33,934	162,375	340,322
Daytime Population:	56,249	400,996	614,581
Average HH Income:	\$99,202	\$98,161	\$89,309

TENANT ROSTER - FIRST FLOOR

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
102	Gloria's	4,246	130	WineTastic!	1,901	176	Buffalo Wild Wings	6,607
120	Texas Wine + Wood	2,005	134	Sola Salon Studios	8,909			

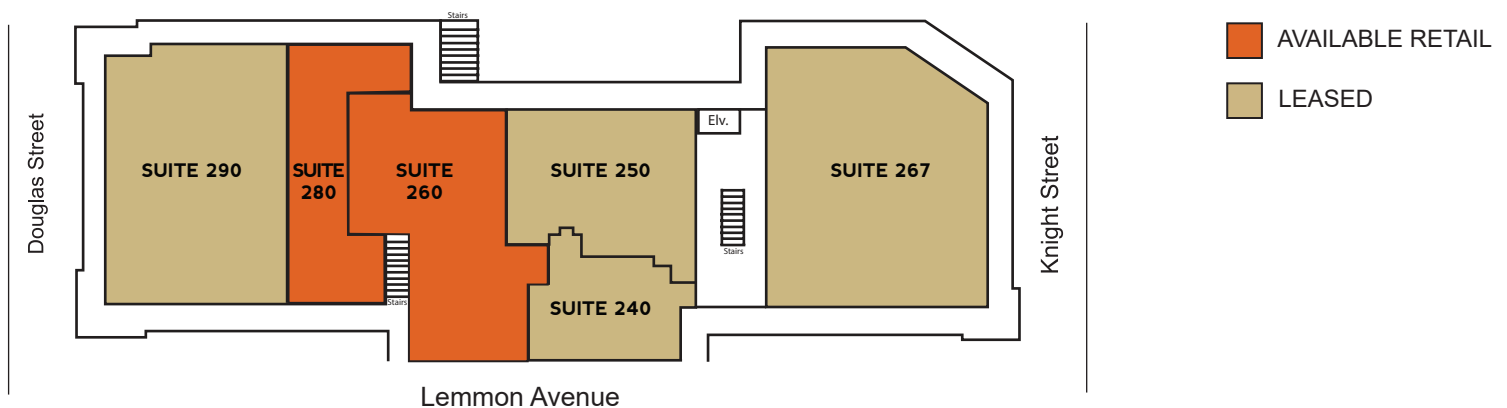
SITE PLAN



TENANT ROSTER - SECOND FLOOR

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
290	Monarch Dental	4,329	260	AVAILABLE	3,500	240	Expresss Employment Pros	1,900
280	AVAILABLE	1,396	250	Title Boxing Club	2,957	267	Title Boxing Club	5,773

SITE PLAN



SUITE 260 FLOOR PLAN

