

PARK FOREST NE SHOPPING CENTER

11888 Marsh Ln. 3701-3878 Forest Ln. Dallas, Texas 75244

Retail For Lease

Nestled in the prestigious Park Forest area of North Dallas, Sabre Realty Management's tradition continues with a fabulous retail center. As the name indicates, Park Forest neighborhood is sheltered from the traffic but is still located on one of Dallas' major thoroughfares, Forest Lane, just east of Marsh. Close to the Dallas North Tollway and the Interstate Highway 635.

FEATURES

- Anchored by Tom Thumb
- NNN Rate: \$7.44 - \$7.54 Per SF

TRAFFIC COUNTS

- Marsh Lane - 30,361 CPD
- Forest Lane - 25,590 CPD

Year: 2024 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,468	100,616	171,672
Households	4,862	40,033	78,493
Avg Household Income	\$165,841	\$139,389	\$134,998

Year: 2023 source: ESRI



CONTACTS:

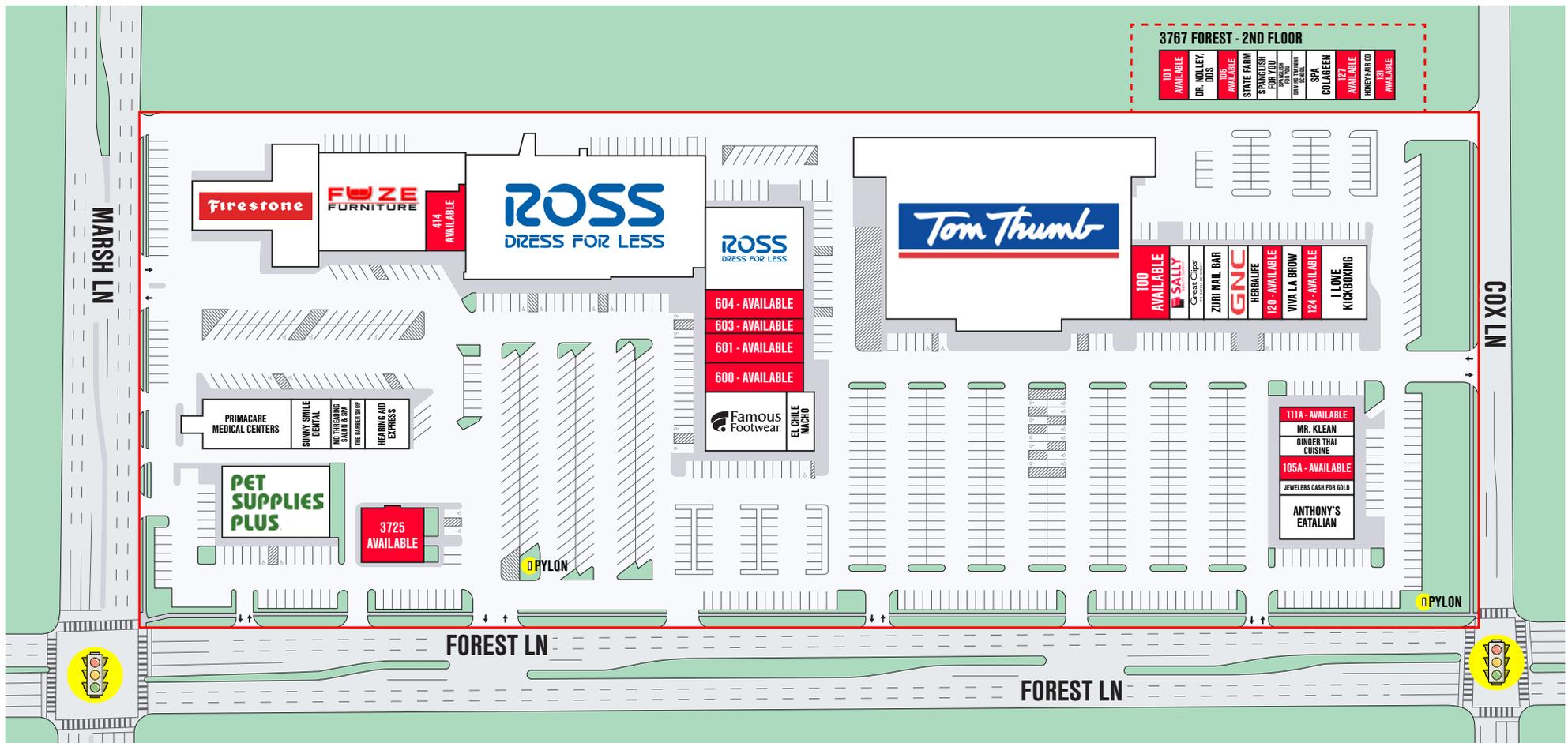
Joe Swedlund
SVP-Retail Leasing
972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
Vice President
972-931-7400 x215
carla@sabrerealty.com

Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



SUITE	TENANT	SF
104	PRIMACARE	4,450 SF
105	SUNNY SMILE DENTAL	2,000 SF
107	MD THREADING SALON & SPA	1,000 SF
109	THE BARBER SHOP	750 SF
111	HEARING AID EXPRESS	2,250 SF
400	FIRESTONE TIRES	9,153 SF
408	FUZE FURNITURE	13,050 SF
414	AVAILABLE	2,400 SF
500	ROSS DRESS FOR LESS	30,855 SF
600	AVAILABLE	3,000 SF
601	AVAILABLE	3,000 SF
603	AVAILABLE	1,464 SF

SUITE	TENANT	SF
603CR	CAMERA ROOM	36 SF
604	AVAILABLE	2,450 SF
606	ROSS OFFICE	4,500 SF
609AAA	AT&T SYSTEMS TOWER	360 SF
3717	PET SUPPLIES PLUS	7,997 SF
3725	AVAILABLE	3,119 SF
3747	FAMOUS FOOTWEAR	5,100 SF
3751	EL CHILE MACHO	1,400 SF
3757	TOM THUMB	48,250 SF
100	AVAILABLE	3,000 SF
108	SALLY'S BEAUTY SUPPLY	1,500 SF
110	GREAT CLIPS	1,125 SF

SUITE	TENANT	SF
112	ZURI NAIL BAR	3,375 SF
116	HERBALIFE	1,125 SF
120	AVAILABLE	1,500 SF
122	VIVA LA BROW	1,500 SF
124	AVAILABLE	1,500 SF
126	I LOVE KICKBOXING	3,375 SF
101	AVAILABLE	1,500 SF
103	DR. NOLLEY DDS	1,500 SF
105	AVAILABLE	1,000 SF
107	STATE FARM	1,000 SF
115	SPANGLISH FOR YOU	1,000 SF
117	SPANGLISH FOR YOU	750 SF

SUITE	TENANT	SF
119	DRIVING TRAINING SCHOOL	750 SF
121	SPA COLAGEEN	1,500 SF
127	AVAILABLE	1,250 SF
129	HONEY HAIR CO	750 SF
131	AVAILABLE	1,000 SF
101A	ANTHONY'S EATALIAN	3,375 SF
103A	JEWELERS CASH FOR GOLD	1,125 SF
105A	AVAILABLE	1,875 SF
107A	GINGER THAI CUISINE	1,500 SF
109A	MR. KLEAN KLEANERS	1,125 SF
111A	AVAILABLE	1,125 SF
	STORAGE	600 SF

Joe Swedlund
SVP Retail Leasing

972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
Vice President

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



Joe Swedlund
SVP Retail Leasing

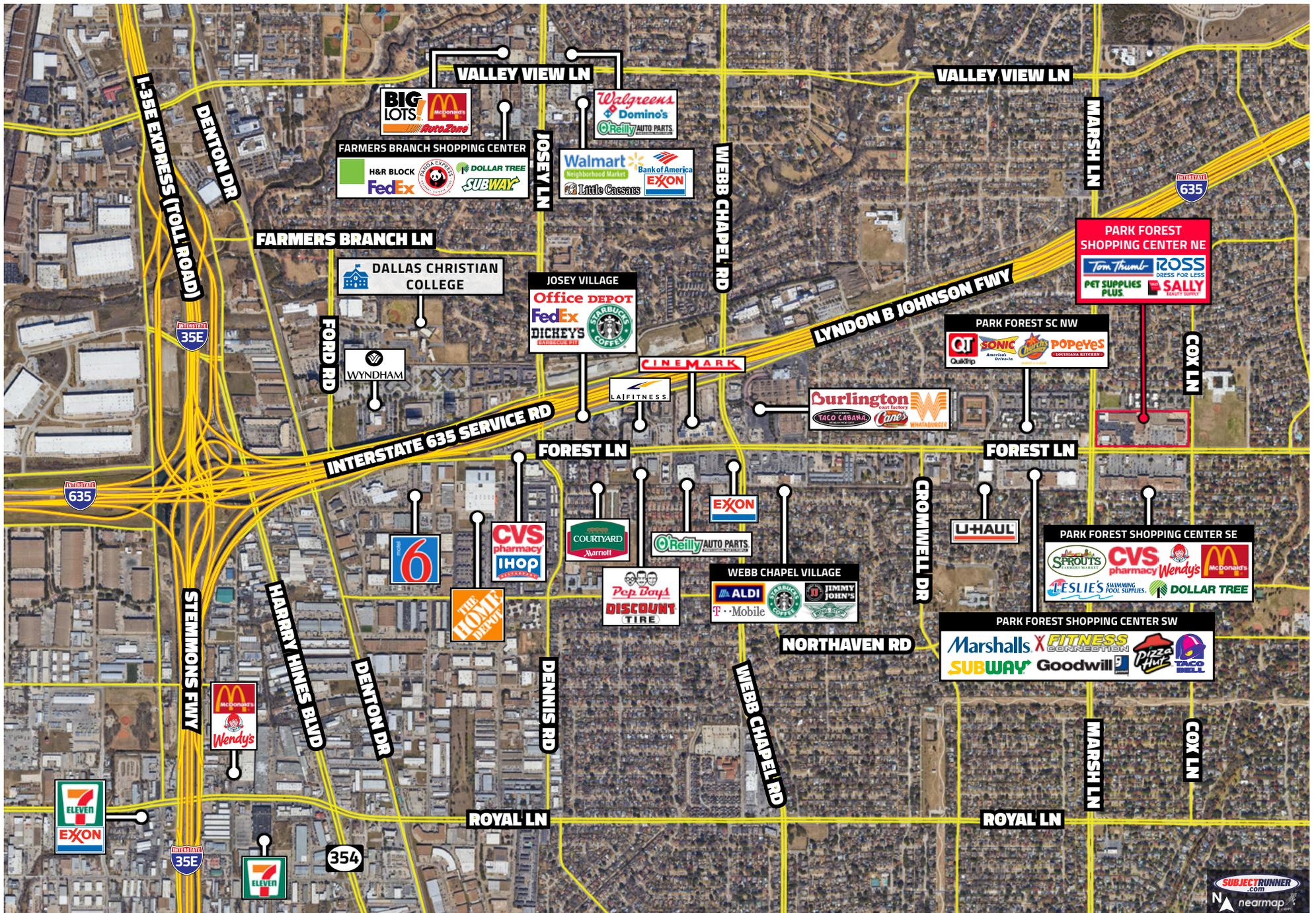
972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
Vice President

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



Joe Swedlund
SVP Retail Leasing

972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
Vice President

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.