



FAMILY-ORIENTED TENANT MIX

O'Connor Ridge is located less than a quarter of a mile west of State Highway 114 in Las Colinas. The shopping center is surrounded by a high-density multifamily market and located near multiple large office complexes, providing both daytime and nighttime traffic. The influx of new retail developments combined with the recent construction of office buildings along with thousands of apartments units makes Las Colinas a highly coveted market for national, regional and local businesses. Las Colinas boasts over 200,000 daytime employees.

PROPERTY OVERVIEW

RENTAL RATES: Negotiable

AVAILABLE SPACE

1st Floor: Suite 112 - 1,135 SF
Suite 120 - 1,855 SF
2nd Floor: Fully Leased

NNN: \$7.50 PSF

TRAFFIC COUNTS

N. O'Connor Blvd.: 24,550 Cars Per Day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	9,064	83,506	260,560
Median Age:	33	30.9	29.6
Median HH Income:	\$123,000	\$71,241	\$59,783

SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
100	Le Peep	3,436
106	Inihaw Avenue Filipino Kitchen	2,406
112	AVAILABLE	1,135
114	The Artisan Vapor Co.	1,010
116	Wane Salon	2,250
120	AVAILABLE	1,855
122	Subway	1,815
126	Dr, Jim Filbeck	1,850
128	National Cremation Services	2,300
130	Royalty Massage Spa	1,524
132	3d 4Baby Ultrasound Boutique	940
136	Griha	1,440
200	Elite Dance Academy of TX	3,641
206	State Farm Insurance	905
208	Knowledge Hub	2,500
	Wells Fargo ATM	

