

# FOR LEASE

2.5 acres located along I-30 in Dallas, TX

Established restaurant site



## PROPERTY ATTRIBUTES

- High traffic location situated 5 miles of downtown Dallas (Interstate 30 & Jim Miller Road)
- Excellent access and visibility to >180,000 vehicles per day
- One story commercial building
- 10,847 SF
- 2.5 ac. lot
- 180 parking spots

## ECONOMIC INDICATORS

- Dallas "expected to outperform most other big metros in the early 2020's" (The Dallas Morning News, 12/2019)
- Unemployment rate at Two-Decade Low (2.5% in 2019)
- Household spending of \$66,966 per year (2018/2019)
- Homebuilding continues to expand (Federal Reserve Bank of Dallas, 6/19)
- Housing affordability improves

## DEMOGRAPHICS

### Population

1-Mile	3-Mile	5-Mile
16,164	119,392	360,525

### Average Household Income

\$75,421	\$76,316	\$82,671
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### Median Age

35.6	33.2	33.7
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