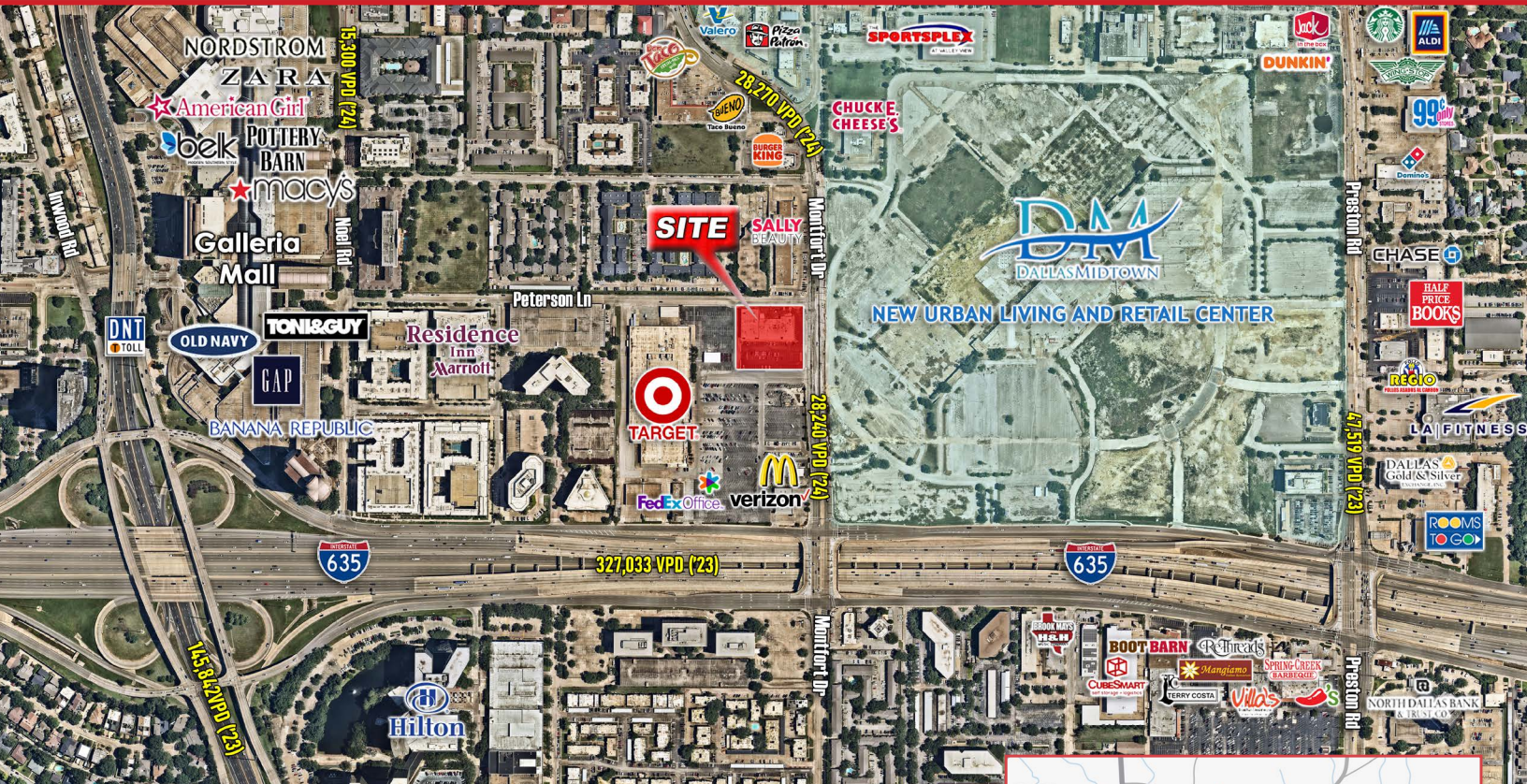


MONTFORT PLAZA

13235-13251 Montfort Dr, Dallas, TX 75248



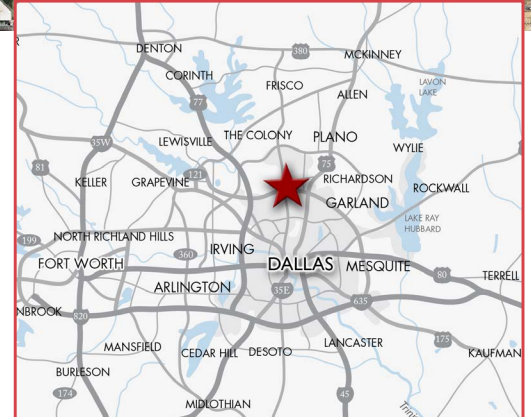
Property Highlights

- 1,800 SF In-Line & 6,350 SF End Cap Spaces Available
- Located at the main entrance to Target, adjacent to Dallas Midtown Development
- Excellent Signage
- Strong Daytime Population
- Current tenants include H&R Block, Enterprise, Meat & Rolls, Alebrijes Mexican Grill & Bar & 2 hair salons

Pricing: Call for Pricing

Traffic Counts:

Montfort Dr: 28,240 VPD | I-635: 327,033 VPD
(Kalibrate 2024) (TXDOT 2023)



Demographics:

	1 mile	2 mile	3 mile
2024 Population:	25,508	57,510	132,656
Daytime Pop.:	55,594	133,959	250,325
Avg HH Income:	\$94,104	\$130,225	\$139,262

For More Information:

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