

CORE DALLAS 2ND GEN. | ROOFTOP VIEWS

DALLAS, TX | NEC FITZHUGH AVENUE AND BELMONT AVENUE | 2420 N. FITZHUGH AVENUE



THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

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AVAILABILITY:
6,000 SF + DEDICATED
PARKING LOT

FOR LEASE:
NN DEAL

AREA RETAILERS:

- The site sits in a dense, highly walkable trade area
- A rooftop patio with a clear, elevated view of the Downtown Dallas skyline
- Positioned in the highly sought-after Knox | Henderson area
- A cool, eclectic building with distinctive character that reflects the energy of the neighborhood—with 16-foot ceiling heights

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	37,139	214,259	401,796
2025 Daytime Population	34,405	347,759	625,058
2025 Total Households	22,658	116,513	198,100
2025 Average HH Income	\$152,234	\$167,478	\$155,063

TRAFFIC COUNTS:
US-75: 243,450 VPD
Fitzhugh Ave.: 10,660 VPD
N. Henderson Ave.: 21,160 VPD

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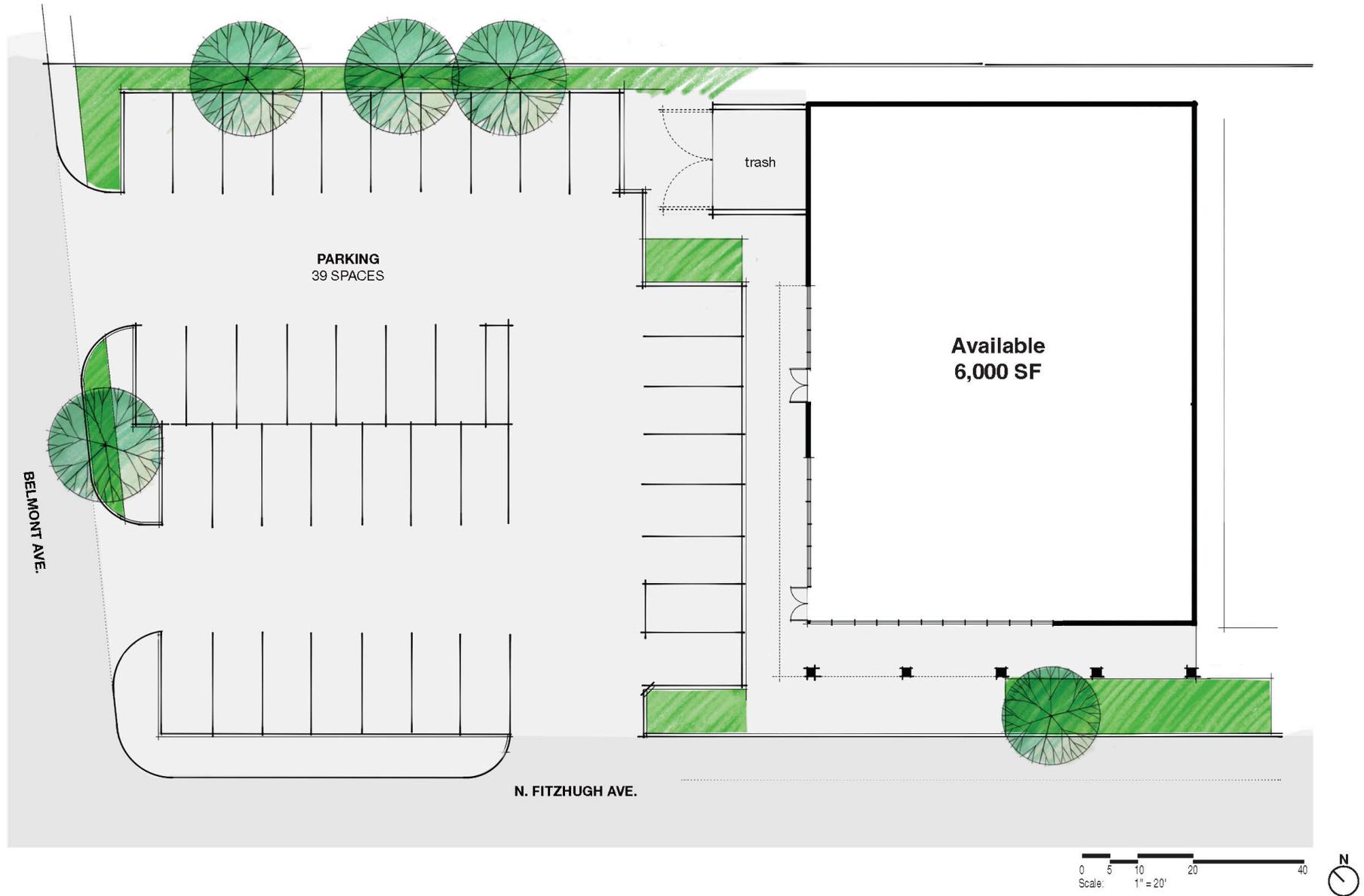
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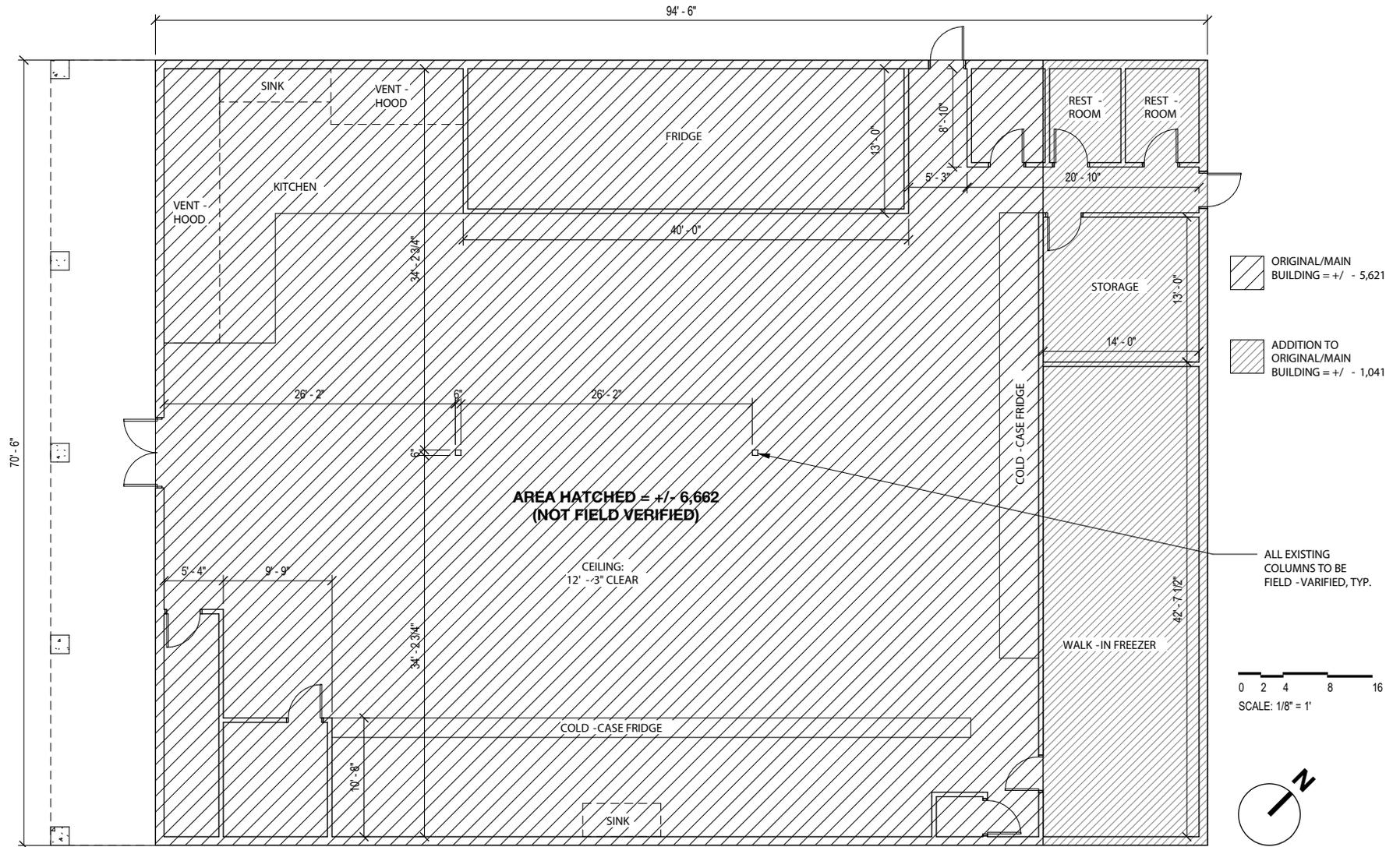
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NEIGHBORHOOD RESTAURANTS, BARS AND CAFES



THE OLD MONK

The Old Monk has been a Henderson Avenue staple for over 20 years. Traditional Irish pub that serves beer, cocktails, whiskey, and a full menu.



HUNGRY BELLY

A laid-back local spot serving up hearty comfort food and casual bites. Perfect for a quick lunch or relaxed dinner with friends.



MAYER'S GARDEN

Neighborhood hangout where you can enjoy good food and drinks while you're at it. The perfect spot to catch a game and catch up with friends.



THE SKELLIG

An Irish pub on North Henderson Avenue, is the product of the owners of Blackfriar Pub, The Idle Rich Pub, and The Old Monk.



LOCAL PUBLIC EATERY

Local Public Eatery is your neighborhood gathering spot where quality people meet quality food, drinks, and hospitality.



SPIDER MURPHY'S

Neighborhood pub with a full menu, beer, and cocktail selections on Henderson Avenue.



JOE LEO

Located in the M Streets neighborhood in the heart of Dallas, Joe Leo is an essential destination for hot fajitas and ice cold 'rita's.



LA LA LAND KIND CAFE

La La is a place where you walk in and feel a true sense of joy for life. A place where you are loved for who you are. A place that brings together all human beings.



LDU COFFEE

LDU is a cheeky Australian take on the classic Italian neighborhood espresso bar. Buzzing with energy and speed but balanced by customer service.



HENDY'S ON HENDERSON

Hendy's is a vintage-inspired social club and bar on Knox Henderson in Dallas, blending the charm of a classic sports lounge with a lively, upscale atmosphere.

