

welltower



# PHYSICIANS MEDICAL CENTER OF DALLAS

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**715 GREENVILLE AVENUE  
DALLAS, TX 75231**

**4,194 RSF MOVE-IN READY MEDICAL OFFICE SPACE AVAILABLE**



# PROPERTY HIGHLIGHTS

- Easy access and drive-up parking for patients
- High-visibility, high traffic location
- Adjacent to Texas Health Dallas Hospital Campus
- Parking 5.43/1,000

## KEY TENANTS

- Texas Surgery Institute
- Texas Orthopedic Associates
- ENT
- Plastics
- Dentistry
- Pain Management

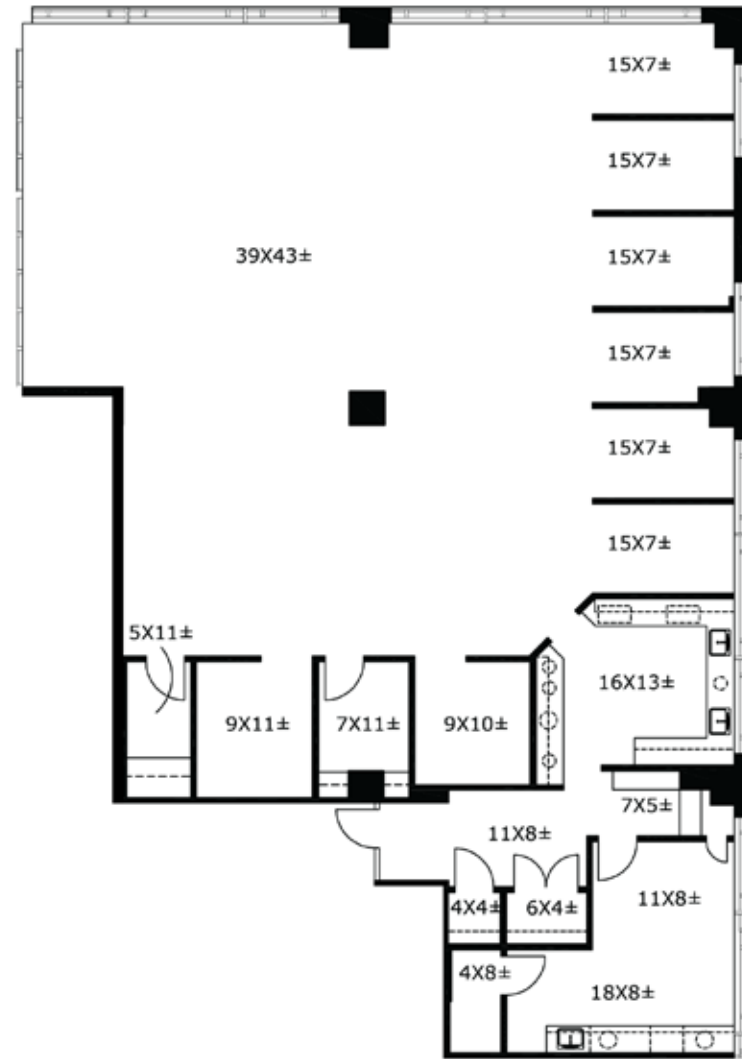
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# FLOOR PLAN

## AVAILABILITIES

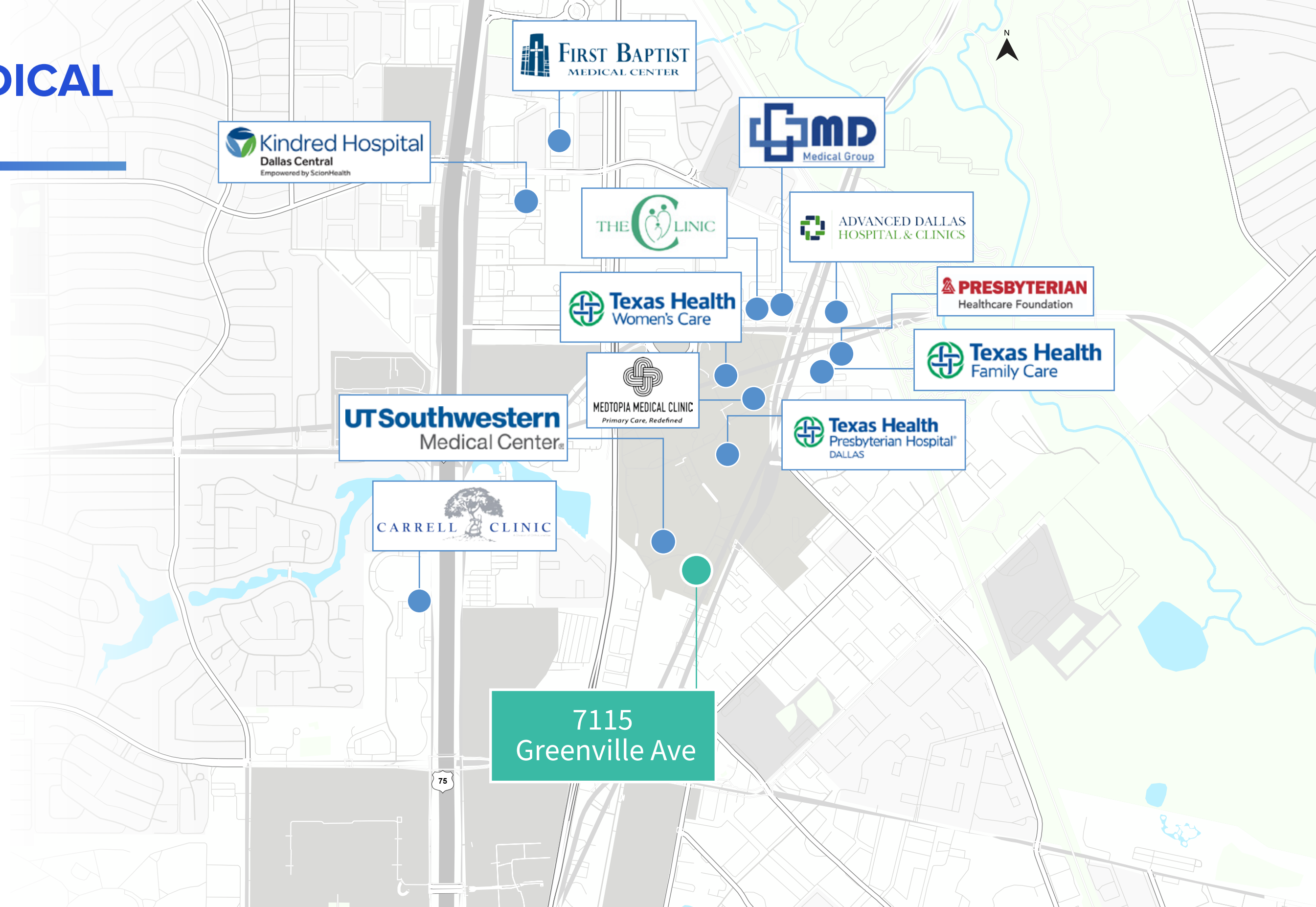


# LOCATION OVERVIEW

## DEMOGRAPHICS

Site	7115 Greenville Ave, Dallas, Texas, 75231 (1 mile))	7115 Greenville Ave, Dallas, Texas, 75231 (3 miles)	7115 Greenville Ave, Dallas, Texas, 75231 (5 miles)	Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area
2022 Total Population	28,566	165,428	412,964	7,961,535
2027 Total Population	29,065	166,764	417,322	8,393,172
2022-2027 Population Growth #	499	1,336	4,358	431,637
Population Growth %	1.75	0.81	1.06	5.42
2022 Median Household Income	\$46,248	\$73,454	\$77,458	\$79,627
2022 Households with Income Over \$100K	2,478	29,392	74,381	1,133,136
Commercially Insured	9,840	72,107	174,217	3,299,511
2022 Have Commercial Insurance % 6 (%)	46.16%	55.97%	54.84%	55.33%
2022 Have Medicaid Medical Policy	2,203	9,446	23,966	415,906
2022 Have Medicaid Medical Policy (%)	10.33%	7.33%	7.54%	6.97%
2022 Have Medicare Medical Policy	4,116	28,747	66,855	1,152,832
2022 Have Medicare Medical Policy (%)	19.31%	22.31%	21.04%	19.33%
2022 Population <19	7,958	41,970	106,186	2,209,344
2022 Age 20-60	16,917	88,896	224,046	4,316,025
2022 Population 60<	3,691	34,561	82,733	1,436,166
2022 Total Households	13,971	74,703	181,800	2,877,711
2022-2027 Owner Occupied Housing Units: Compound Annual Growth Rate	1.36%	0.33%	0.28%	1.39%
2022 Medical Services	\$12,690,178	\$123,201,747	\$301,679,757	\$4,168,406,358
2027 Total Households	14,181	75,325	184,095	3,031,792
2022 Health Care	\$64,881,512	\$639,074,235	\$1,560,932,957	\$21,313,409,888
2022 Health Care (Avg)	\$4,644.01	\$8,554.87	\$8,585.99	\$7,406.38
2022 Health Care (Index)	66	121	121	105
2022 Health Insurance	\$42,901,652	\$424,154,985	\$1,036,563,202	\$14,091,880,391
2022 Health Insurance (Avg)	\$3,070.76	\$5,677.88	\$5,701.67	\$4,896.91
2022 Health Insurance (Index)	65	121	121	104

# AREA MEDICAL FACILITIES



# LEASING TEAM

**ADDRESS:** 7115 GREENVILLE AVENUE DALLAS, TX 75231

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