

# JOIN EQUINOX HIGHLAND PARK DALLAS, TX



**4023 OAK LAWN**

**HIGHLY RARE, IRREPLACEABLE, 2ND GENERATION,  
FULL SERVICE RESTAURANT NOW AVAILABLE**

**AT THE CONVERGENCE OF *HIGHLAND PARK*, *UPTOWN*, AND THE *KNOX DISTRICT*...**

**RUE®**



HIGHLAND PARK VILLAGE  
the HONOR BAR  
CHANEL Dior  
ROLEX Sadelles

DALLAS COUNTRY CLUB

HIGHLAND PARK  
AVG. HH INCOME: \$469,267

KNOX DISTRICT  
RH TRADER JOE'S Apple Aesop  
lululemon MISTER CHARLES GREEN POINT  
PIZZANA TAVERNA marine layer

TEGOVAS  
FINE BOOTMAKERS  
barcelona  
HEYDAY

FITZHUGH  
Beverley's HOUSE OF PRESERVATION  
CLIFTON CLUB clark's  
O2: ASPEN SESSION PILATES

SHOPS OF HIGHLAND PARK  
Merit drybar  
COFFEE COFFEE  
MiniLuxe Bersotti's

AL BIERNAT'S OAK LAWN

EQUINOX

NEIGHBORHOOD SERVICES







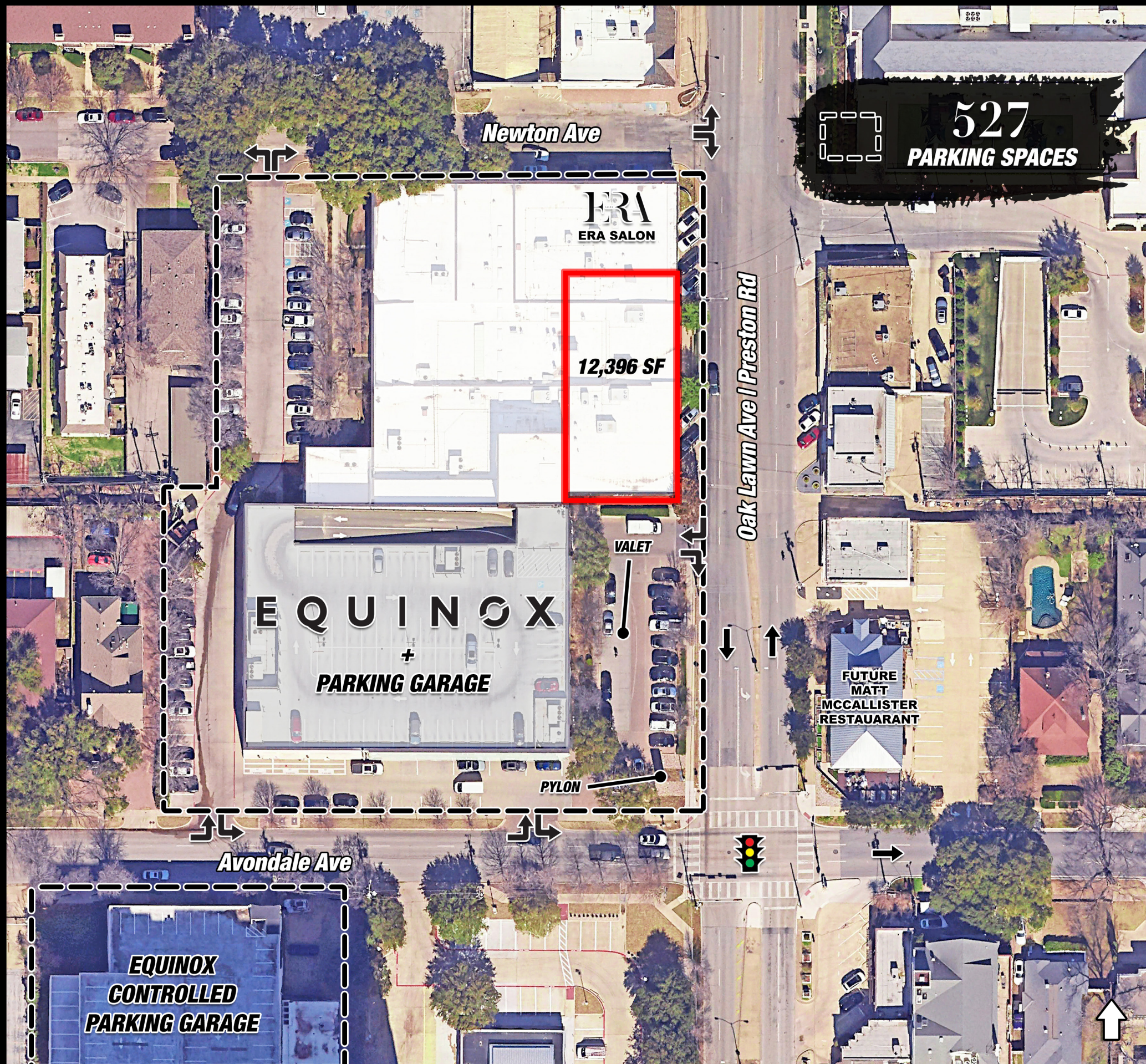
# 4023 OAK LAWN



## THE OPPORTUNITY

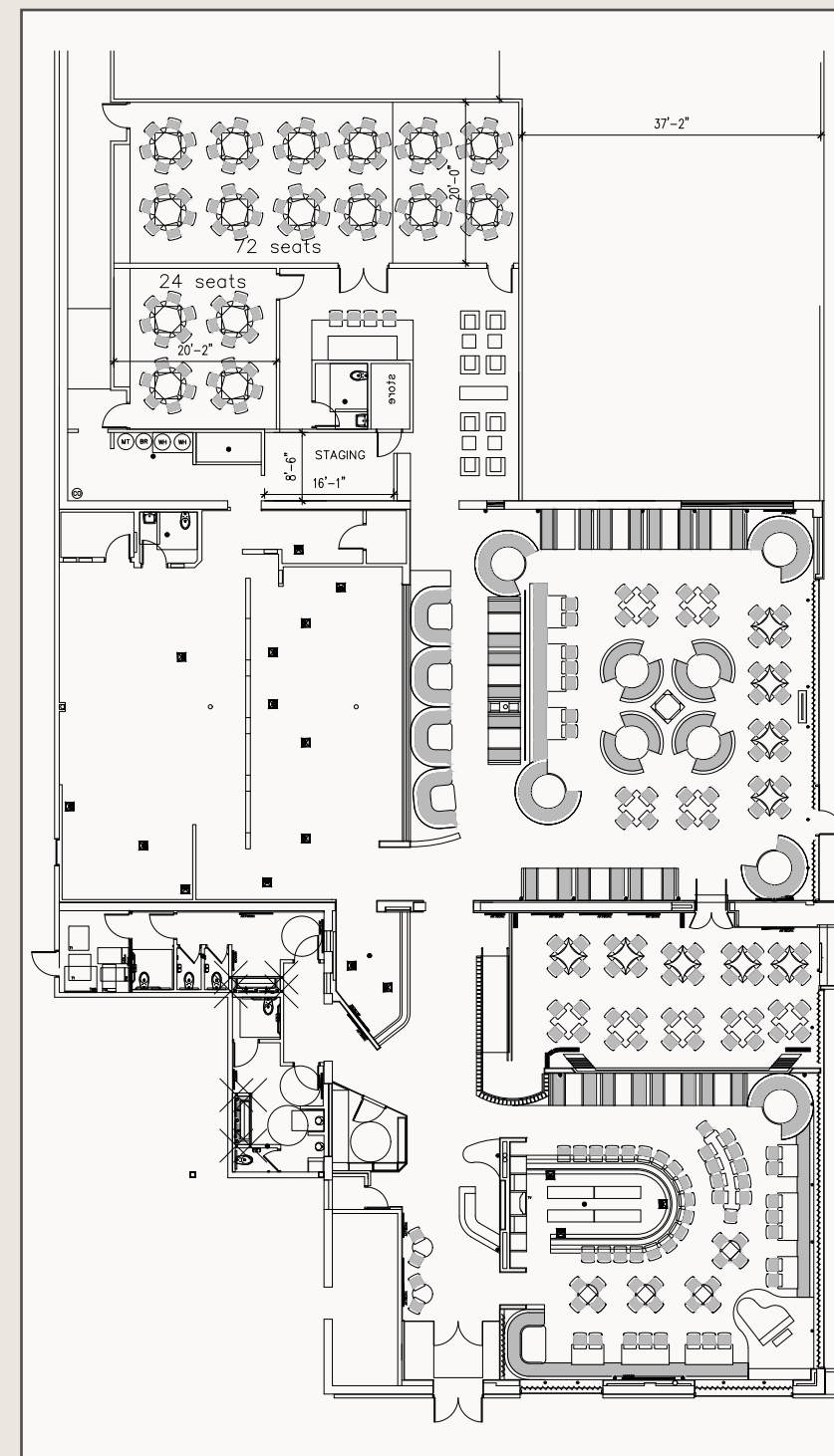
Situated at the doorstep to Highland Park, this immaculately maintained 12,396 sf 2nd-generation restaurant presents a extremely rare opportunity offering an incredible co-tenancy, tremendous visibility, and abundant parking in one of the most difficult to penetrate trade areas in the southern United States.





## AT A GLANCE

- » 12,396 SF
- » 527 Total Parking Spaces
- » 2nd Generation Restaurant Space
- » Two On-site Garages & On-site Valet
- » Equinox Adjacent





Median Home Value..... \$1,440,417  
HH Median Income .....\$176,996  
Average Age .....42  
PowerElite<sup>1</sup>.....40.3%  
Young City Solos<sup>2</sup>.....34.9%  
Singles and Starters<sup>3</sup>.....14.2%

- 1 The wealthiest households in the US, living in the most exclusive neighborhoods
- 2 Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- 3 Young singles starting out and some starter families living a city lifestyle

# DEMOGRAPHICS

	EQUINOX Highland Park	Hyde Park Village	The Royal Poinciana	Brentwood Country Mart	Melrose Place	Miami Design District	Montecito Country Mart	Americana Manhasset	Palisades Village	Bal Harbour Shops
HH Median Income	\$176,996	\$109,105	\$97,058	\$154,695	\$94,439	\$75,291	\$140,624	\$189,417	\$175,224	\$100,790
HH Median Disposable Income	\$150,504	\$94,124	\$85,294	\$126,402	\$81,060	\$66,961	\$114,525	\$152,085	\$135,388	\$88,029
Median Home Value	\$1,440,417	\$1,178,155	\$1,411,170	\$3,253,086	\$1,345,203	\$826,510	\$2,441,860	\$1,507,832	\$3,847,816	\$1,263,610
Average Age	42	36	50	44	42	39	45	45	45	44
Bachelor's Degree or Higher	64%	47%	60%	71%	54%	50%	53%	64%	69%	56%





# FOR MORE INFORMATION:

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**RUE®**