

FOR LEASE



2,400 SF
AVAILABLE

YOUR SIGN HERE

CHIPOTLE

3921 GASTON AVENUE
GASTON AVE & WASHINGTON AVE

DALLAS, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

DOYLE MCALPIN Senior Associate
doyle@duwestrealty.com | 214.720.00

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

JOIN



CHIPOTLE

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3921 GASTON AVENUE | Gaston Ave & Washington Ave, Dallas, Texas 75204

OVERVIEW

- 2,400 SF Available next to Chipotle
- Excellent visibility with access from Gaston Ave & Floyd St
- Prime for Redevelopment
- Well situated in the middle of the Baylor Medical District. Adjacent to Deep Ellum with great daytime population
- Call for Info & Price

TRAFFIC COUNTS

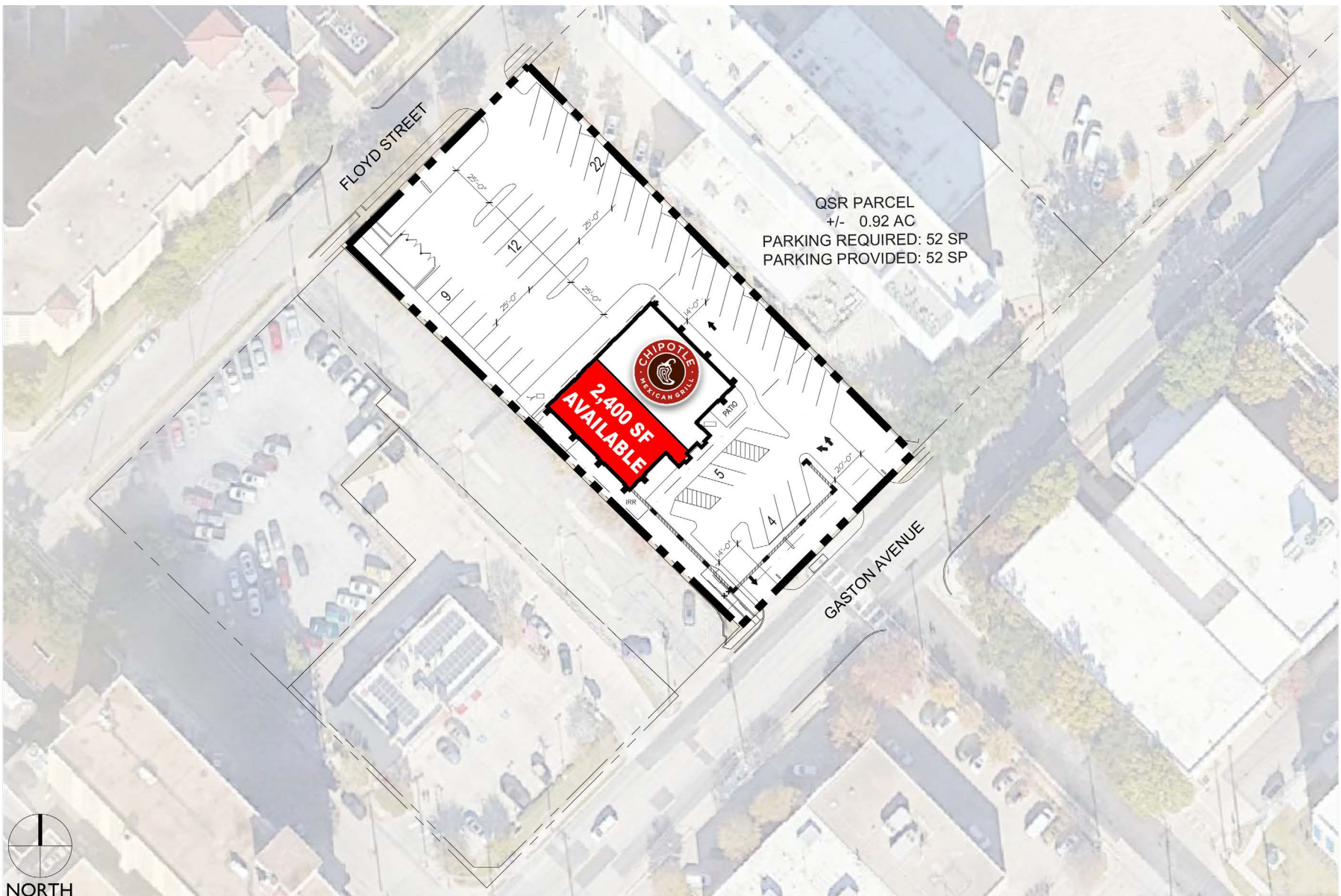
Gaston Ave: 18,250 VPD | Floyd St: 10,100 VPD
Haskell Ave: 17,500 VPD | Washington St: 14,875 VPD

DEMOGRAPHICS

	1-mile	2-mile	3-mile
2024 Population	26,026	112,375	183,871
2029 Projected Pop.	28,723	124,567	199,049
Daytime Pop.	40,624	224,762	305,521
Avg HH Income	\$99,696	\$137,413	\$141,995



CONCEPTUAL SITE PLAN



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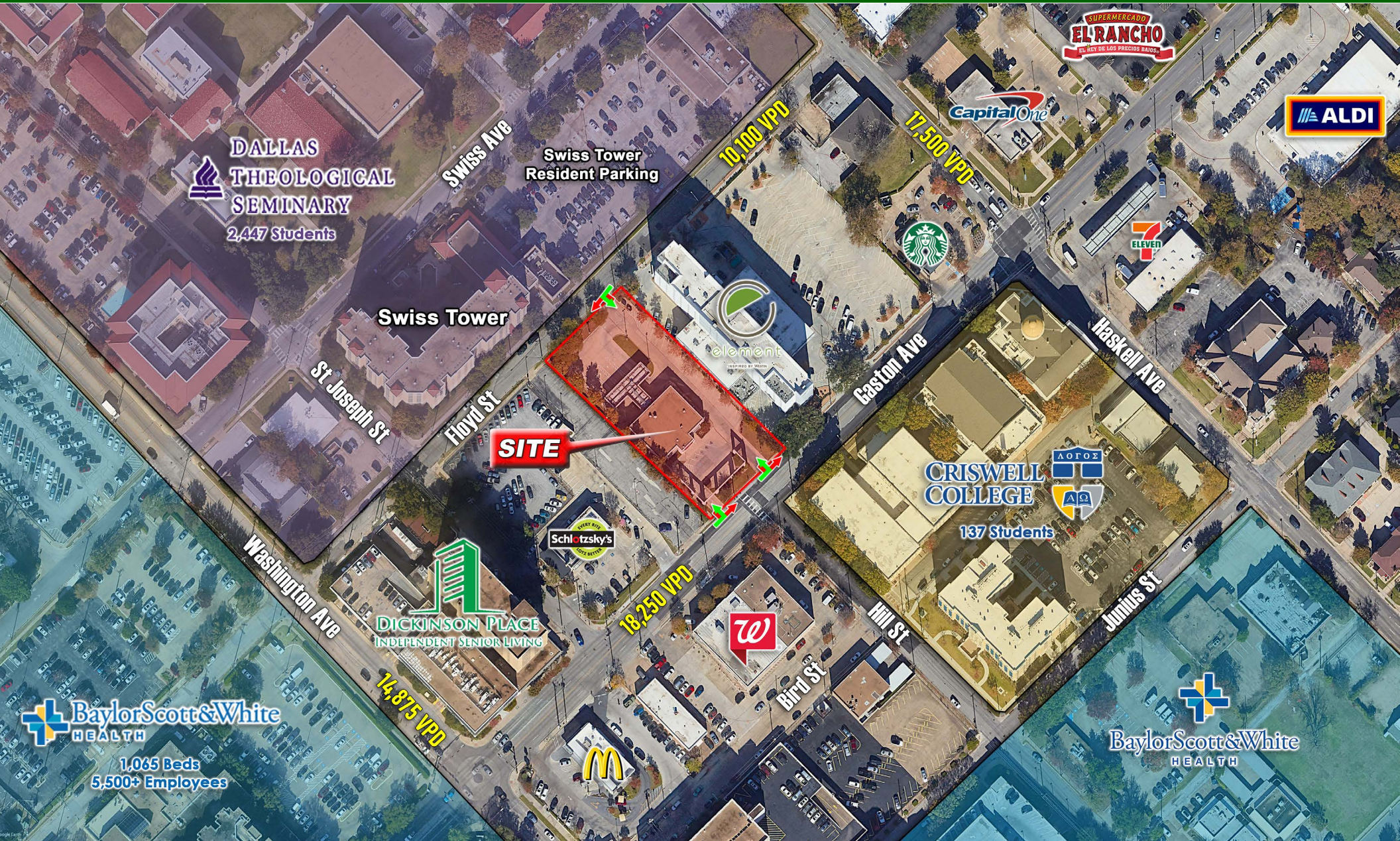
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