

Offering Memorandum

**2323 S Buckner Blvd | Unit #200**

**Dallas, Texas 75227**



Densely Populated

Dallas Suburb |

Recent Roof

Replacement

Pinnacle Realty Advisors

# Executive Summary

Prime retail/office opportunity positioned along S Buckner Blvd with 37,475 vehicles per day (LoopNet 2025). The property offers approximately 1,182 rentable square feet with strong street visibility, monument signage exposure, and easy access. Surrounded by dense residential neighborhoods, apartment complexes, national retailers, and schools, this location benefits from a highly active retail corridor environment

# Property Highlights

- 1,182 SF Rentable Area • Base Rent: \$23 PSF/YR

- NNN: Estimated \$8 PSF/YR • 3–5 Year Lease Term

- First 3 Months' Rent Abated – 2 months security deposit required

No TI Allowance • HVAC, Electrical & Plumbing Delivered in Working Order • Monument & Building Signage Available • Permitted Use: Retail / Office (No Smoke Shop or Liquor Store)



# Exterior & Visibility





# Traffic & Street Exposure



Positioned directly along Buckner Blvd, a primary retail artery with traffic counts exceeding 37,000 vehicles per day. The site offers excellent frontage and strong drive-by exposure ideal for retail, service, or professional office users.

# Interior Photos



# Front Window Exposure





# Area Overview & Demographics

Densely populated Dallas trade area with more than 277,000 residents within a 5-mile radius. The surrounding corridor includes major national retailers and service businesses supporting strong consumer traffic and sustained retail demand.

# For Leasing Information

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