

BENT TREE HILLS SHOPPING CENTER

3355-3427 Trinity Mills Rd, Dallas, Texas 75287

Retail For Lease

Situated in North Dallas on the Dallas/East Carrollton border, close to Addison and Plano, Bent Tree Hills is located just seconds from the George Bush Turnpike and the Dallas North Tollway at the Northeast corner of Marsh Lane and Trinity Mills Road. Bent Tree Hills is one of the newer centers in a well established retail rich area and offers major anchors along with busy restaurants and shops.

FEATURES

- Anchored by Lifetime Fitness
- NNN Rate: \$4.97 Per SF

TRAFFIC COUNTS

- Trinity Mills Road - 23,690 CPD
- Marsh Lane - 35,220 CPD

Year: 2025 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,722	124,437	220,890
Households	10,506	57,559	94,720
Avg Household Income	\$93,132	\$118,309	\$138,016

Year: 2024 source: ESRI



CONTACTS:

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Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



SUITE	TENANT	SF
100	X-PERIENCE RESTAURANT	4,100 SF
101	BRENT TREE CHIROPRACTICS	2,100 SF
113	AVAILABLE	7,564 SF
123CR	CAMERA ROOM	36 SF
200	BANH MIGOS CAFÉ	1,600 SF
209	PRUDENT FAMILY DENTISTRY	1,600 SF
211	BUENISIMO RESTAURANT	3,600 SF
213	DRAGON CASA	6,000 SF

SUITE	TENANT	SF
3407	O'REILLY AUTO PARTS	35,000 SF
3315	PET SUPPLIES PLUS	8,033 SF
300	SKILLZ HAIR SALON	1,204 SF
300A	AVAILABLE	2,405 SF
301	FAMILY DOLLAR	8,346 SF
3419	LIFETIME FITNESS	68,982 SF
500	JACKSON HEWITT	2,100 SF
520	GREATER THERAPY CENTERS	4,411 SF

SUITE	TENANT	SF
600	ANIMAL OPHTHALMOLOGY CLINIC	4,353 SF
601	SHADOW PROTECTIVE SERVICES, INC.	1,680 SF
700	BREW CITY KITCHEN & COCKTAILS	7,000 SF
800	CARE 1ST FAMILY PRACTICE	5,172 SF
900	EGGS UP GRILL	3,848 SF
901	AVAILABLE	3,566 SF

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