

# Bent Tree Plaza Shopping Center

2661 Midway Road, Carrollton, Texas 75006

## Retail For Lease

Bent Tree Plaza is located in Carrollton on the Addison border. Offering a great location at the Southwest corner of Midway Road and Trinity Mills Road. Bent Tree Plaza is just minutes from the George Bush Turnpike and the Dallas North Tollway. This is a busy location great for retail, service businesses, and restaurants. Close to the Dallas North Tollway and the George Bush Turnpike.

## FEATURES

- Anchored by Dollar Tree
- NNN Rate: \$6.14 Per SF

## TRAFFIC COUNTS

- Trinity Mills Road - 23,580 CPD
- Midway Road - 31,670 CPD

*Year: 2024 source: ESRI*

## DEMOGRAPHICS

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 18,498    | 124,324   | 233,913   |
| Households           | 9,628     | 60,058    | 97,699    |
| Avg Household Income | \$105,013 | \$118,053 | \$138,700 |

*Year: 2024 source: ESRI*



## CONTACTS:

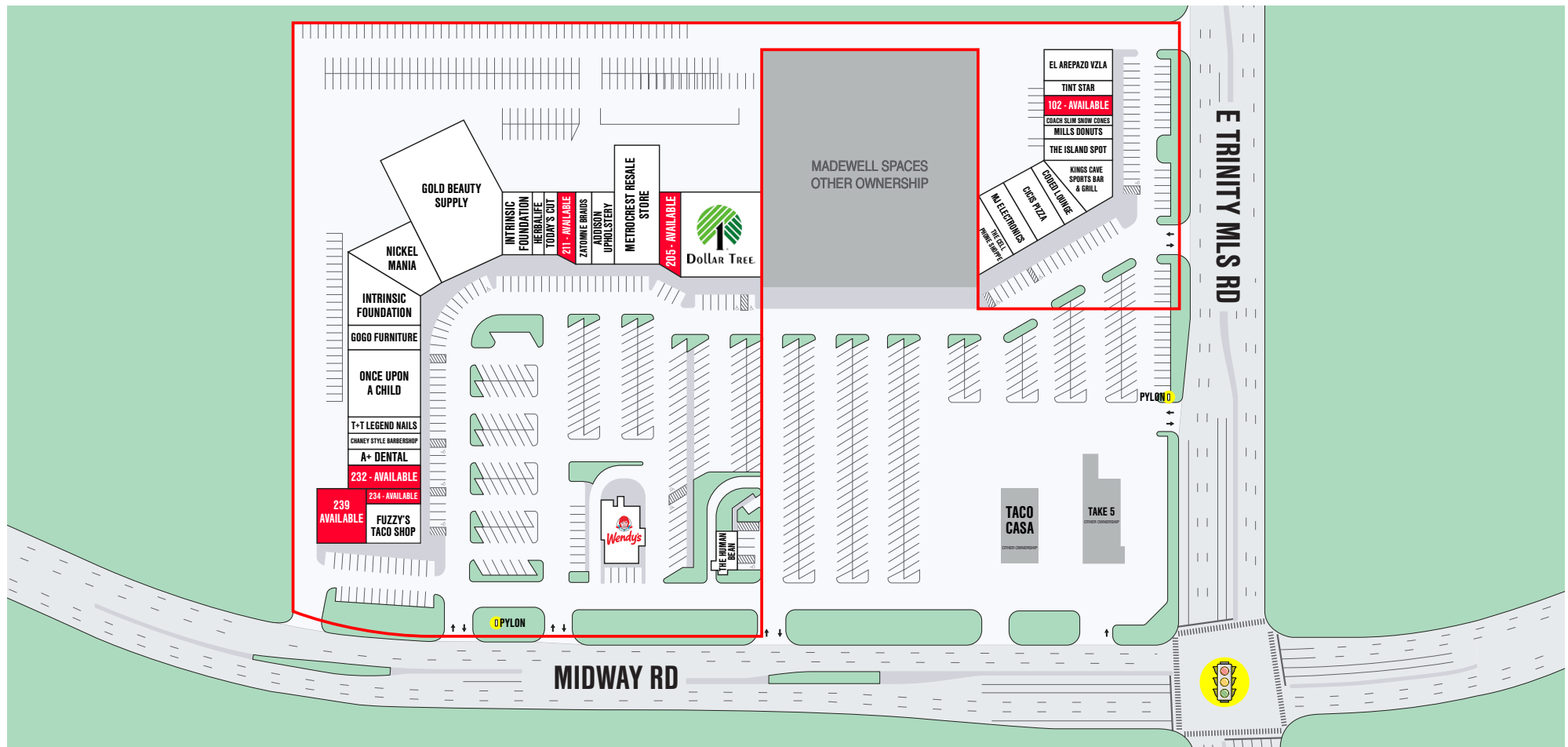
**John West**  
Executive Vice President  
972-931-7400 x213  
jwest@sabrerealty.com

**Carla Visnick**  
Vice President  
972-931-7400 x215  
carla@sabrerealty.com

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   | EL AREPAZO VZLA               | 2,872 SF |
| 101-A | TINT STAR                     | 1,368 SF |
| 102   | AVAILABLE                     | 2,100 SF |
| 103   | COACH SLIM SNOW CONES         | 776 SF   |
| 104   | MILLS DONUTS                  | 1,014 SF |
| 106   | THE ISLAND SPOT               | 2,056 SF |
| 109   | KINGS CAVE SPORTS BAR & GRILL | 3,997 SF |
| 110   | CODED LOUNGE                  | 2,123SF  |
| 114   | CIC'S PIZZA                   | 3,227 SF |

| SUITE | TENANT                  | SF        |
|-------|-------------------------|-----------|
| 116   | MJ ELECTRONICS          | 2,296 SF  |
| 117   | THE CELL PHONE SHOPPE   | 696 SF    |
| 201   | DOLLAR TREE             | 10,000 SF |
| 205   | AVAILABLE               | 2,045 SF  |
| 207   | METROCREST RESALE STORE | 8,238 SF  |
| 209   | ADDISON UPHOLSTERY      | 2,324 SF  |
| 210   | ZATOME BRAIDS           | 1,503 SF  |
| 211   | AVAILABLE               | 1,561 SF  |
| 212   | TODAY'S CUT             | 980 SF    |

| SUITE | TENANT               | SF        |
|-------|----------------------|-----------|
| 213   | HERBALIFE            | 1,051 SF  |
| 214   | INTRINSIC FOUNDATION | 2,451 SF  |
| 216   | GOLD BEAUTY SUPPLY   | 14,994 SF |
| 216CR | CAMERA ROOM          | 37 SF     |
| 218   | NICKLEMANIA          | 7,055 SF  |
| 219   | INTRINSIC FOUNDATION | 3,033 SF  |
| 220   | GO GO FURNITURE      | 3,508 SF  |
| 225   | ONCE UPON A CHILD    | 6,101 SF  |
| 228   | T+T LEGEND NAILS     | 1,645 SF  |

| SUITE | TENANT                  | SF       |
|-------|-------------------------|----------|
| 229   | CHANEY STYLE BARBERSHOP | 1,527 SF |
| 230   | A+ DENTAL - DR.BABALOU  | 1,578 SF |
| 232   | AVAILABLE               | 2,366 SF |
| 234   | AVAILABLE               | 830 SF   |
| 236   | FUZZY'S TACO SHOP       | 3,087 SF |
| 239   | AVAILABLE               | 3,610 SF |
| 300   | THE HUMAN BEAN          | 545 SF   |
| O.P   | WENDY'S                 | 3,642 SF |

**John West**  
Executive Vice President

972-931-7400 x213  
jwest@sabrerealty.com

**Carla Visnick**  
Vice President

972-931-7400 x215  
carla@sabrerealty.com



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





**John West**  
Executive Vice President

972-931-7400 x213  
jwest@sabrerealty.com

**Carla Visnick**  
Vice President

972-931-7400 x215  
carla@sabrerealty.com

 **Sabre**  
REALTY MANAGEMENT, INC.

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





**John West**  
Executive Vice President

972-931-7400 x213  
jwest@sabrerealty.com

**Carla Visnick**  
Vice President

972-931-7400 x215  
carla@sabrerealty.com

 **Sabre**  
REALTY MANAGEMENT, INC.

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