

FOR
LEASE



SPRING VALLEY CROSSING

7879
SPRING
VALLEY ROAD
DALLAS, TX 75254

MAURY LEVY
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FOR LEASE



FEATURES

- Densely populated area
- High traffic intersection
- Anchored by 70,000 SF Sunnyland Outdoor Furniture, CiCi's Pizza, Church's Fried Chicken and Canales Furniture

PROPERTY DETAILS



TOTAL BUILDING SIZE

70,792 SF



TOTAL LAND SIZE

6.74 ACRES



RENTAL RATE
CALL BROKER



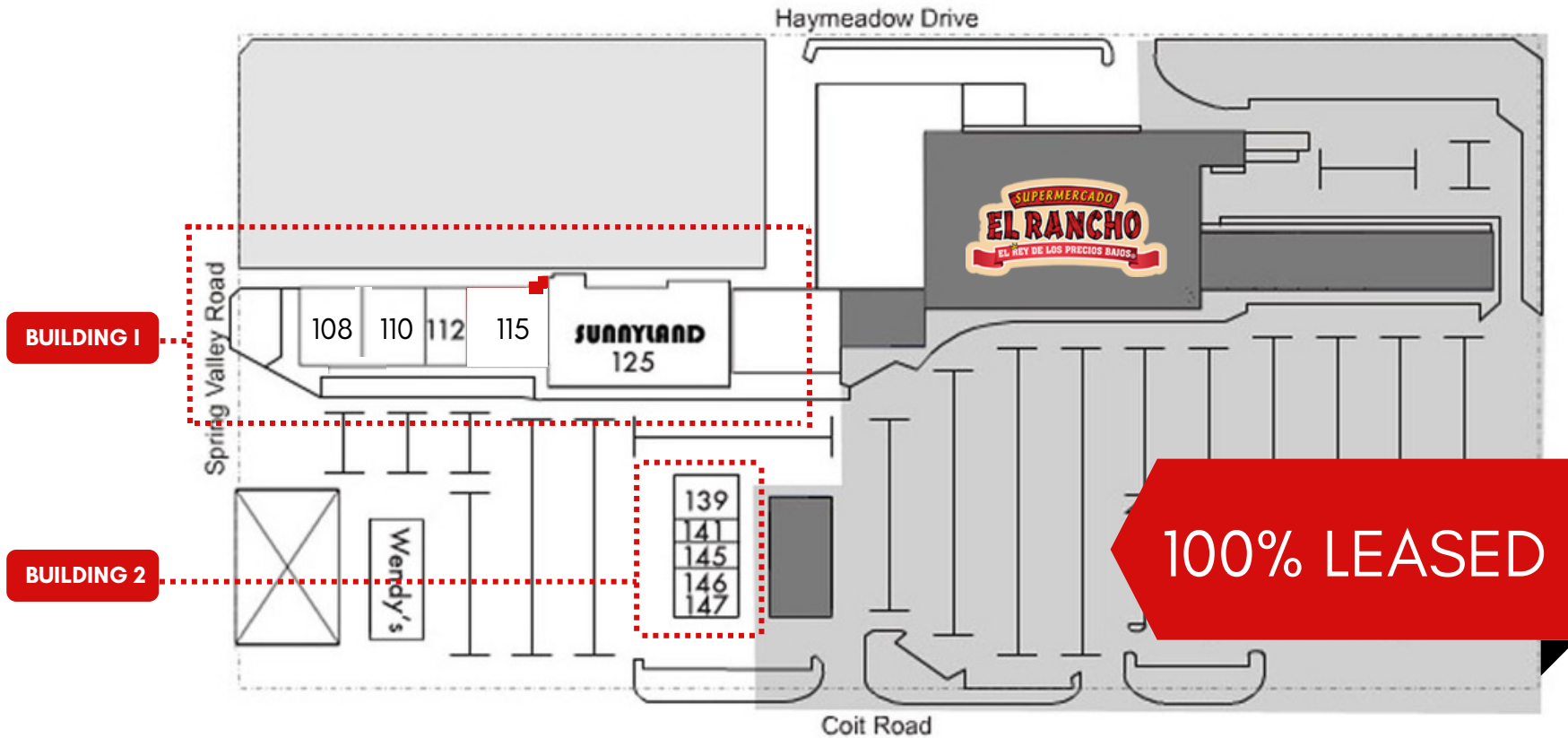
YEAR BUILT
1969



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SITE PLAN

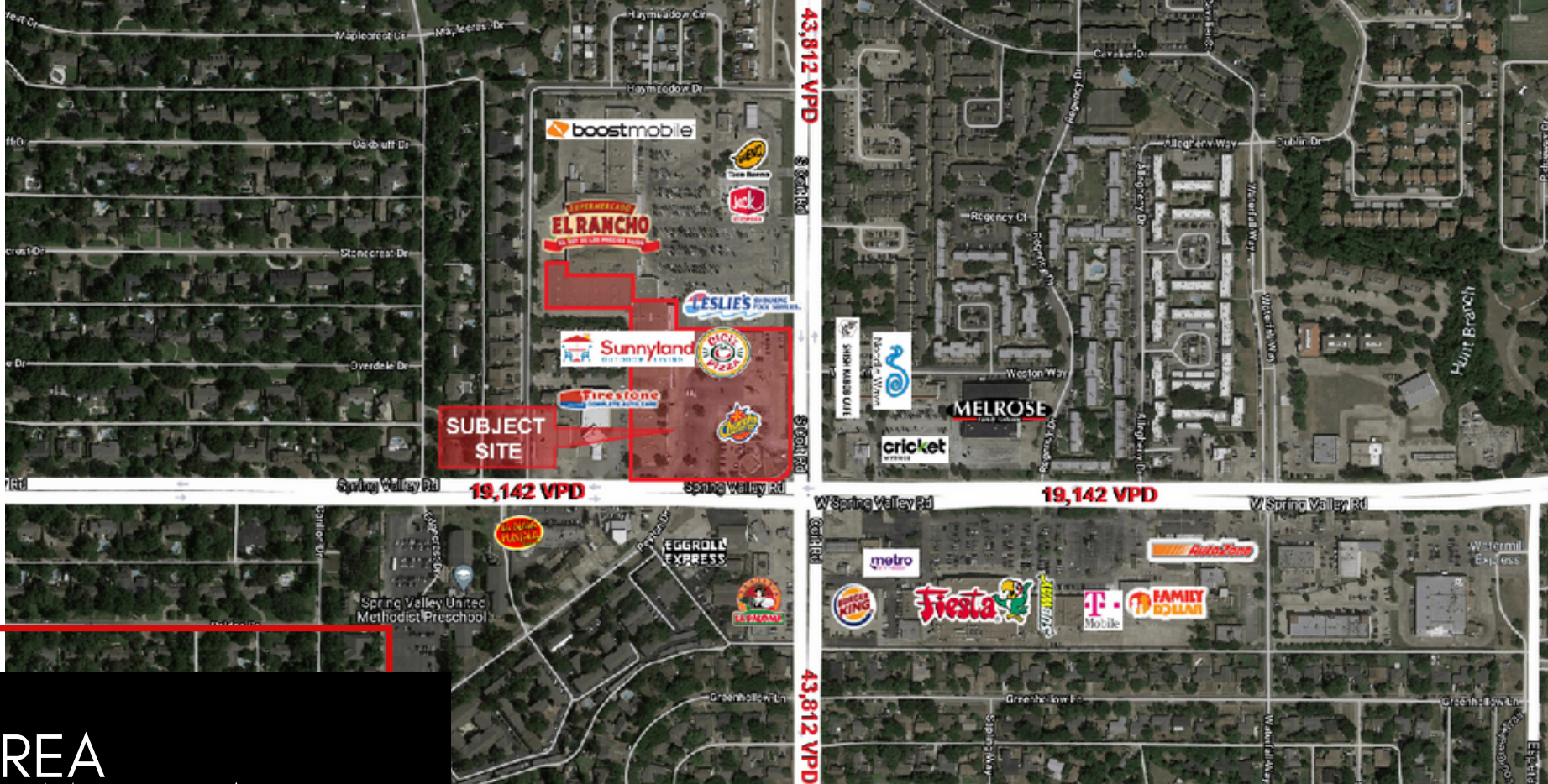
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SUITE	BUILDING 1 TENANTS	SQUARE FEET
108	CANALES FURNITURE	8,000 SF
110	PALETERIA SAN MARCOS	4,000 SF
112	MISS MANGO	4,000 SF
115	SHISH KABOB	7,545 SF
125	SUNNYLAND FURNITURE	40,000 SF

SUITE	BUILDING 2 TENANTS	SQUARE FEET
139	CICI'S PIZZA	4,000 SF
141	PET GROOMER	2,000 SF
145	METRO PCS	1,500 SF
146	WASH DRY	2,500 SF
147	GOLD BUYERS	





AREA DEMOGRAPHICS



**2021
ESTIMATED
POPULATION**

1 MILE	160,627
3 MILES	418,271
5 MILES	1,513,562



**2021
ESTIMATED
HOUSEHOLDS**

1 MILE	22,686
3 MILES	173,867
5 MILES	601,095

TRAFFIC COUNT

S. COIT ROAD	43,812 VPD
SPRING VALLEY ROAD	19,142 VPD



**2021
ESTIMATED
HOUSEHOLD INCOME**

1 MILE	\$96,875
3 MILES	\$96,785
5 MILES	\$101,562



**2021
ESTIMATED TOTAL
BUSINESSES**

1 MILE	4,285
3 MILES	28,165
5 MILES	81,064



HENRY S. MILLER

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CONTACT US

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