

VILLAGE ON THE GREEN

DALLAS, TX | NEC ALPHA ROAD AND NOEL ROAD



- Prime Galleria / Alpha Road location with exceptional visibility
- Easy access to LBJ Freeway [I-635] and Dallas North Tollway
- Walkable mixed-use environment with strong retail synergy
- Minutes from Galleria Dallas—one of North Texas’ top retail draws
- Dense residential and daytime population driving consistent traffic
- Ideal for retail, service, medical, fitness, and specialty concepts



CENTER SIZE: 91,091 SF

AVAILABILITY:
1,200 SF – 7,291 SF 2ND GEN.
RETAIL & RESTAURANT

NNN: APPROX. \$9.22 PSF

LEASE RATES:
PLEASE CALL FOR DETAILS

TRAFFIC GENERATORS

GALLERIA DALLAS **BOOT BARN**

ULTA BEAUTY



DICK'S SPORTING GOODS

NORDSTROM **Rack**

THE ARRANGEMENT INTERIORS

PICKLEBALL KINGDOM

KUIU

The Container Store®

MATTRESS FIRM®

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	32,336	131,061	361,647
2025 Total Households	16,919	62,904	159,856
2025 Daytime Population	64,319	234,131	531,052
2025 Average HH Income	\$92,578	\$149,502	\$149,572
2025 Median HH Income	\$69,522	\$89,314	\$88,557

TRAFFIC COUNTS:

Dallas North Tollway: 137,095 VPD
Alpha Road: 17,933 VPD



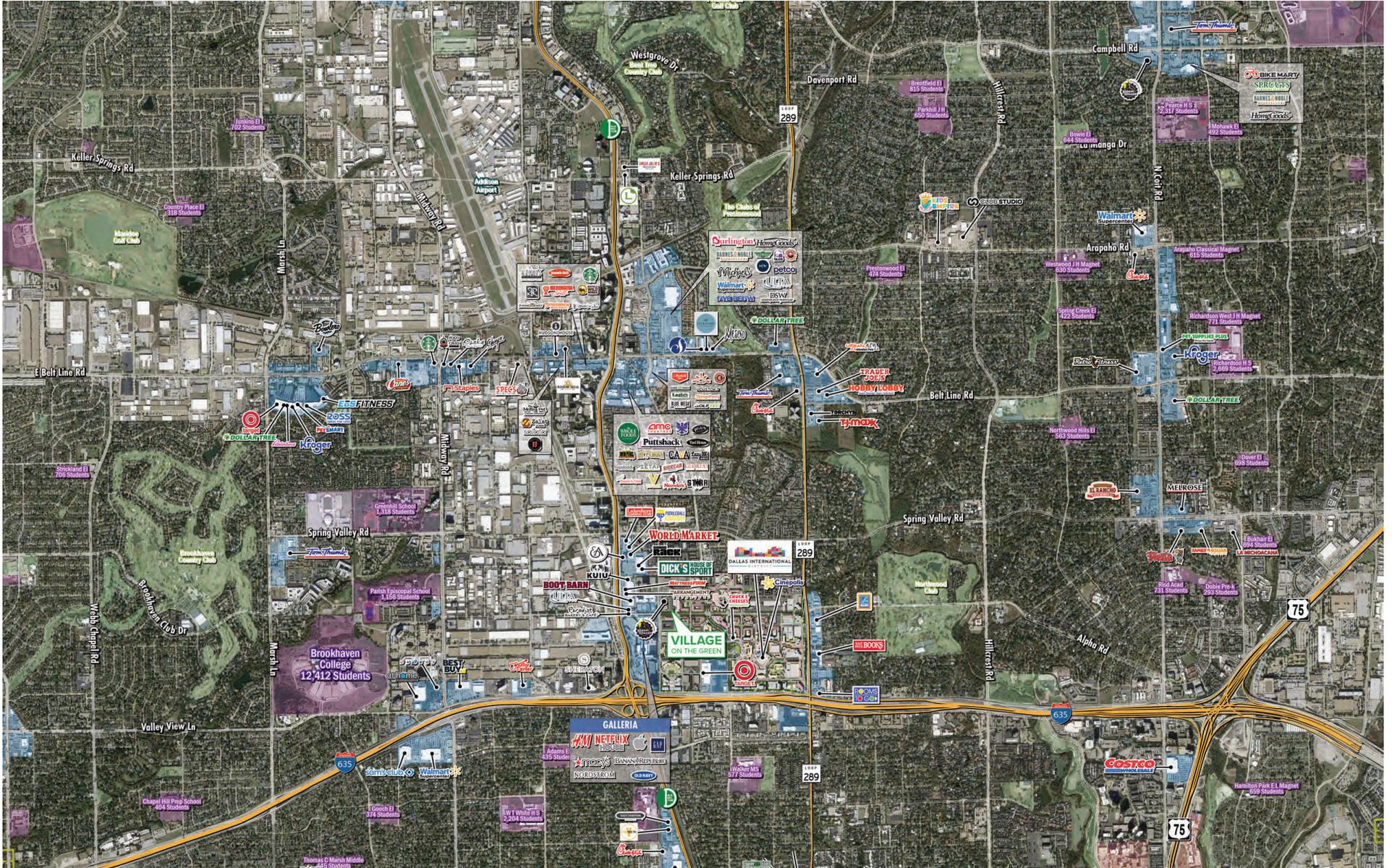
FOR MORE INFORMATION, PLEASE CONTACT:

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THE **retail** CONNECTION

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