



## Health and Service-Oriented Tenant Mix

Sherry Lane is located in one of the premier neighborhoods of Dallas. The area boasts some of the highest 1-mile radius incomes in the Dallas-Fort Worth Metroplex. Tenants include Bella MD, Lisa's Lashes & Nails, Dallas Printing, Pacioretty Academics and McLean Hearing Aids. Ideal space for medical, retail or office use. First and second floor tenants enjoy direct access to the rear parking garage.

## Property Overview

<b>Rental Rates First Floor:</b>	Negotiable
<b>Rental Rates Second Floor:</b>	Negotiable
<b>Available Space:</b>	Retail/Office/Medical
<b>NNN:</b>	\$12.40/SF
<b>Finish-out Allowance:</b>	Negotiable

## TRAFFIC COUNTS

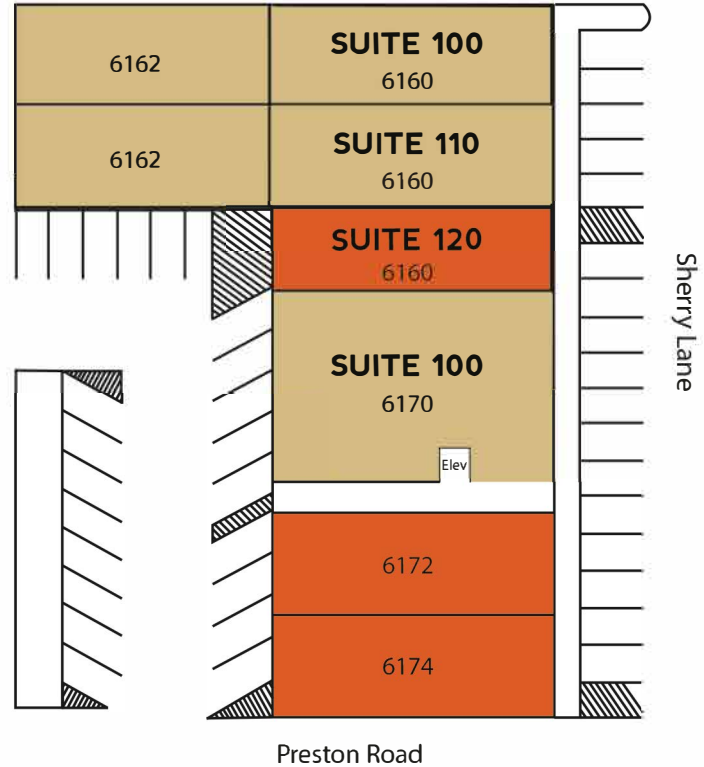
Northwest Highway : 55,000 VPD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	12,806	156,988	435,945
Daytime Population:	25,909	167,637	404,025
Average HH Income:	\$205,942	\$132,464	\$94,272

## Tenant Roster and Site Plan | First Floor

SUITE	TENANT	SQUARE FEET
6162	Dallas Printing	1,986 SF
6162	Dallas Printing	1,765 SF
6160 / 100	McLean Hearing Aids	1,675 SF
6160 / 110	Lisa's Lashes & Nails	1,563 SF
<b>6160 / 120</b>	<b>AVAILABLE</b>	<b>1,309 SF</b>
6170 / 100	Bella M.D.	3,111 SF
<b>6172</b>	<b>AVAILABLE</b>	<b>1,550 SF</b>
<b>6174</b>	<b>AVAILABLE</b>	<b>1,724 SF</b>

AVAILABLE RETAIL/MEDICAL  
 LEASED



## Tenant Roster and Site Plan | Second Floor

SUITE	TENANT	SQUARE FEET
<b>6170 / 200</b>	<b>AVAILABLE</b>	<b>4,606 SF (Divisible)</b>
6170 / 300	LRO Residential	1,660 SF
6170 / 340	Pacioretty Academics	1,620 SF

AVAILABLE OFFICE/MEDICAL  
 LEASED

