# ROSEBRIAR PROPERTIES











# THACKERY Deloache Avenue Northwest Highway CENTRAL COFFEE PARK DALLAS NORTH TOLLWAY ż Sherry Lane Inwood Road Preston Road CARUTH PARK SMITH PARK Greenbriar Drive Lovers Lane HIGHLAND PARK HIGH SCHOOL

#### 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

Rental Rates First Floor: Negotiable
Rental Rates Second Floor: Negotiable

Available Space: Retail/Office/Medical

NNN: \$12.40/SF Finish-out Allowance: Negotiable

**TRAFFIC COUNTS** 

Northwest Highway: 55,000 VPD

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



### Tenant Roster and Site Plan | First Floor

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

## Tenant Roster and Site Plan | Second Floor

SUITE	TENANT	SQUARE FEET	$\angle$			]
6170 / 200	AVAILABLE	4,606 SF (Divisible)				
6170 / 300	LRO Residential	1,660 SF				
6170 / 340	Pacioretty Academics	1,620 SF		Upper Parking	<b>SUITE 200</b> 6170	Sherry Lane
		AVAILABLE OFFICE/MEDICAL LEASED		(22 Spaces)	SUITE 340 6170 SUITE 300 6170	