



- Location in a densely populated urban area with very limited grocer alternatives.
- Walkable to the Margaret at Riverfront which will total almost 1,000 units when both phases are complete (2026).
- Within a 3 to 5-minute drive from over 3,500 residential units.
- Exceptional accessibility at the doorstep to the Dallas Design District.
- Steps away from the Ronald Kirk Footbridge providing pedestrian access to and from the Trinity Groves district.
- A Twinrose Coworking office occupies a portion of the Continental and brings additional consumers to the building daily.

DEMOGRAPHICS

2024	1-mile	3-mile	5-mile
Population	20,924	179,420	393,730
Household	10,827	97,355	176,566
Median Home Value	\$410,000	\$400,714	\$358,449
Avg. HH Income	\$115,697	\$101,156	\$100,289
Total Consumer Spending	\$319 M	\$2.7 B	\$5.1 B

TRAFFIC COUNTS

2019	VPD
Riverfront Boulevard	28,075
Continental Avenue	11,406

BUILDING SIZE *32,473 SF*

AVAILABILITY:

RETAIL *1,900 – 11,310 SF*

OFFICE *5,000 – 16,000 SF*

PARKING *3.7:1000
120 Surface Spaces*

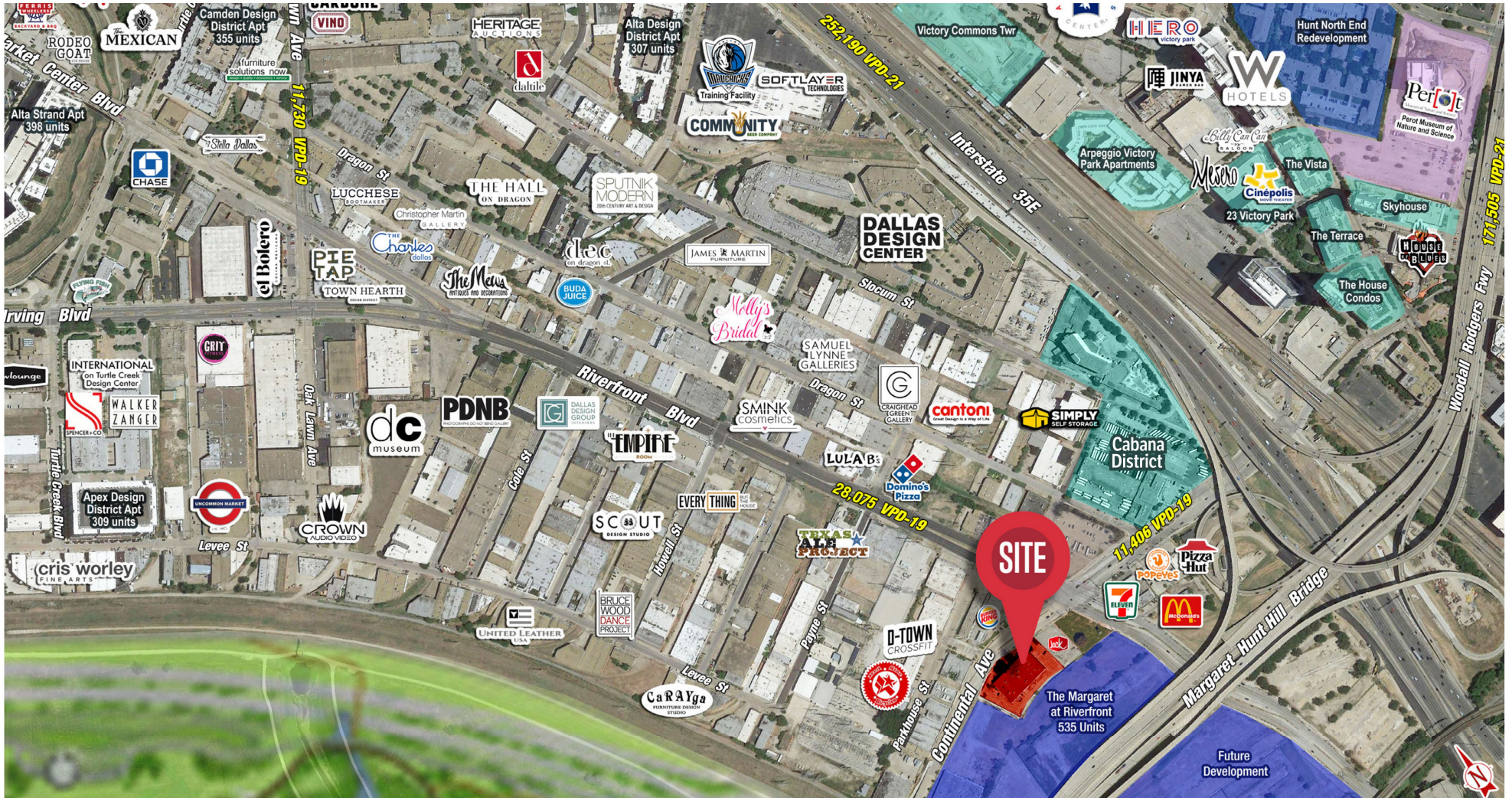
For more information, please contact:

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Twinrose
INVESTMENTS

THE CONTINENTAL

152 - 160 CONTINENTAL AVENUE, DALLAS, TEXAS 75207



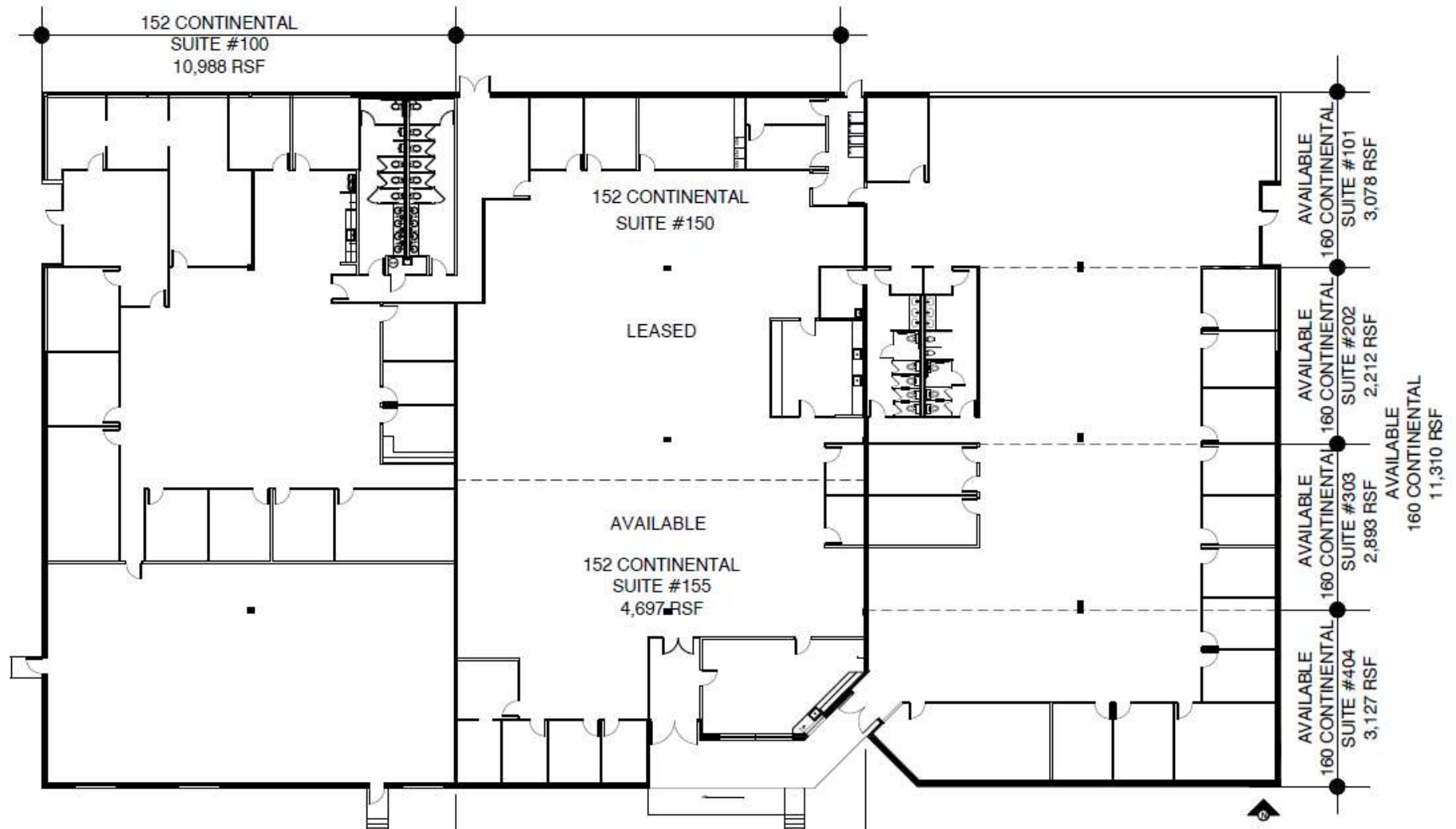
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