

PARK FOREST SW SHOPPING CENTER

3544-3630 Forest Ln. Dallas, Texas 75234

Retail For Lease

Nestled in the prestigious Park Forest area of North Dallas, Sabre Realty Management's tradition continues with a fabulous retail center. As the name indicates, Park Forest neighborhood is sheltered from the traffic but is still located on one of Dallas' major thoroughfares, Forest Lane, just west of Marsh. Close to the Dallas North Tollway and the Interstate Highway 635.

FEATURES

- Anchored by Marshalls and Fitness Connection
- NNN Rate: \$6.20 Per SF

TRAFFIC COUNTS

- Marsh Lane - 29,440 CPD
- Forest Lane - 27,940 CPD

Year: 2024 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,204	98,202	171,020
Households	4,740	38,562	78,052
Avg Household Income	\$169,894	\$140,179	\$135,294

Year: 2024 source: ESRI



CONTACTS:

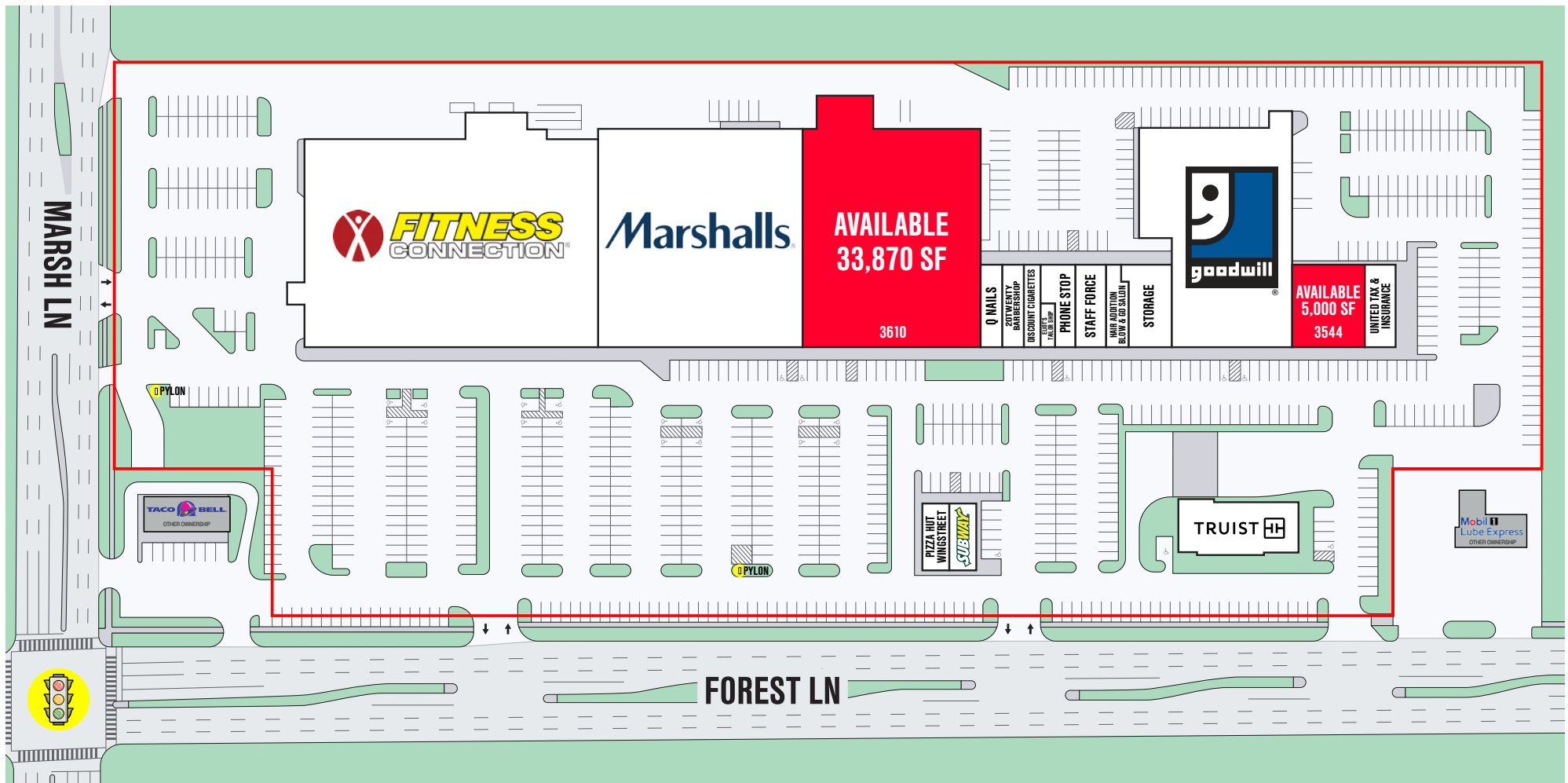
Joe Swedlund
SVP-Retail Leasing
972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
Senior Property Manager-Retail
972-931-7400 x215
carla@sabrerealty.com

Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



SUITE	TENANT	SF
3544	AVAILABLE	5,000 SF
3544B	UNITED TAX & INSURANCE	2,184 SF
3546	GOODWILL INDUSTRIES	25,252 SF
3552	STORAGE	3,100 SF
3556	HAIR ADDITION BLOW & GO SALON	1,400 SF
3560	STAFF FORCE	2,110 SF

SUITE	TENANT	SF
3562	PHONE STOP	1,907 SF
3564	ELIOT'S TAILOR SHOP	511 SF
3568	DISCOUNT CIGARETTES	1,110 SF
3572	20TWENTY BARBERSHOP	1,463 SF
3574	Q NAILS	1,505 SF
3610	AVAILABLE	33,870 SF

SUITE	TENANT	SF
3612A	SUBWAY	1,628 SF
3612B	PIZZA HUT/WINGSTREET	1,284 SF
3616	MARSHALL'S	37,794 SF
3620	FITNESS CONNECTION	52,443 SF
3550	TRUIST	5,000 SF
213	AT&T WIRELESS TOWER	0 SF

Joe Swedlund
SVP Retail Leasing

972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
SP Manager-Retail

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



Joe Swedlund
SVP Retail Leasing

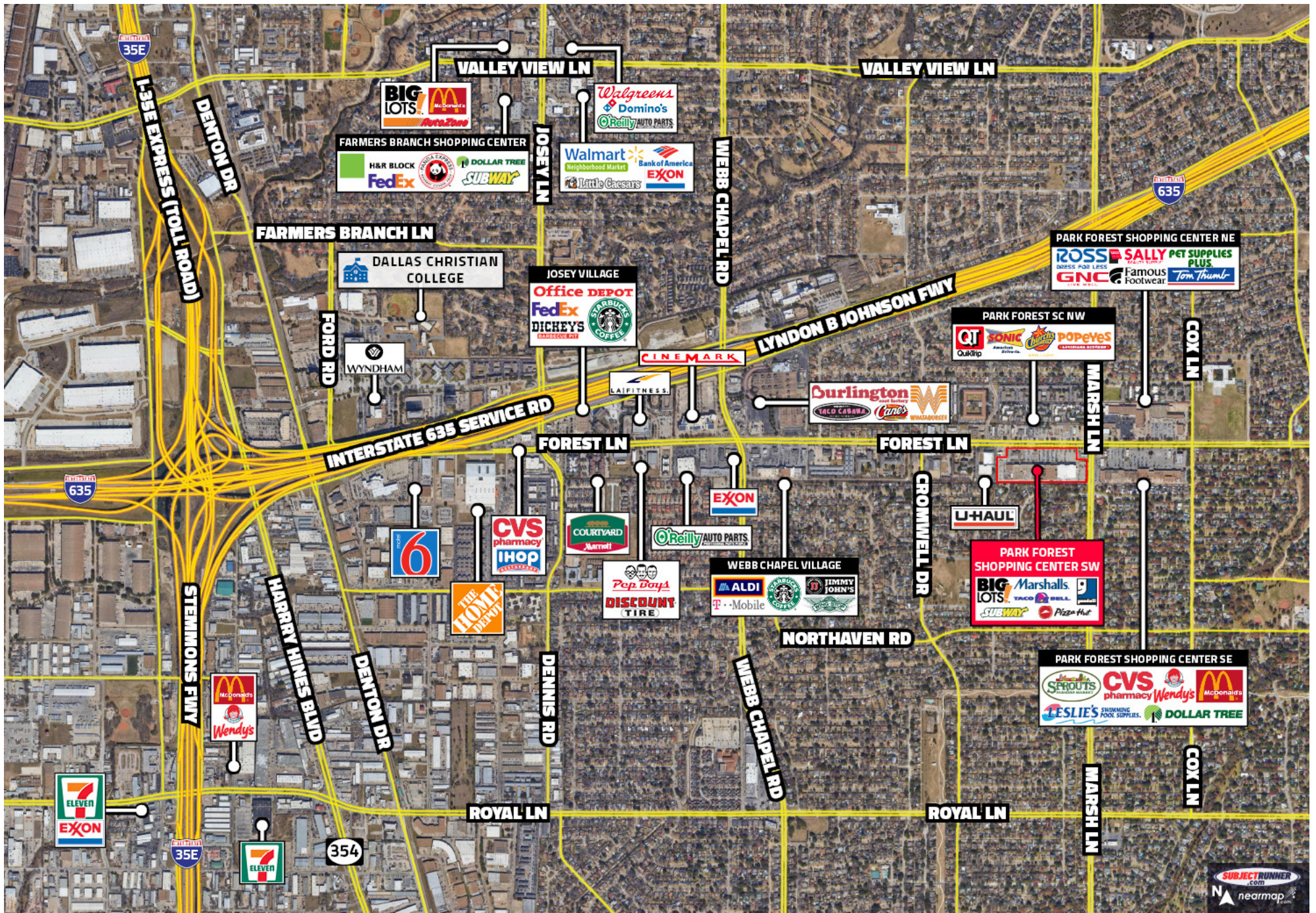
972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
SP Manager-Retail

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



Joe Swedlund
SVP Retail Leasing

972-931-7400 x217
jswedlund@sabrerealty.com

Carla Visnick
SP Manager-Retail

972-931-7400 x215
carla@sabrerealty.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.