

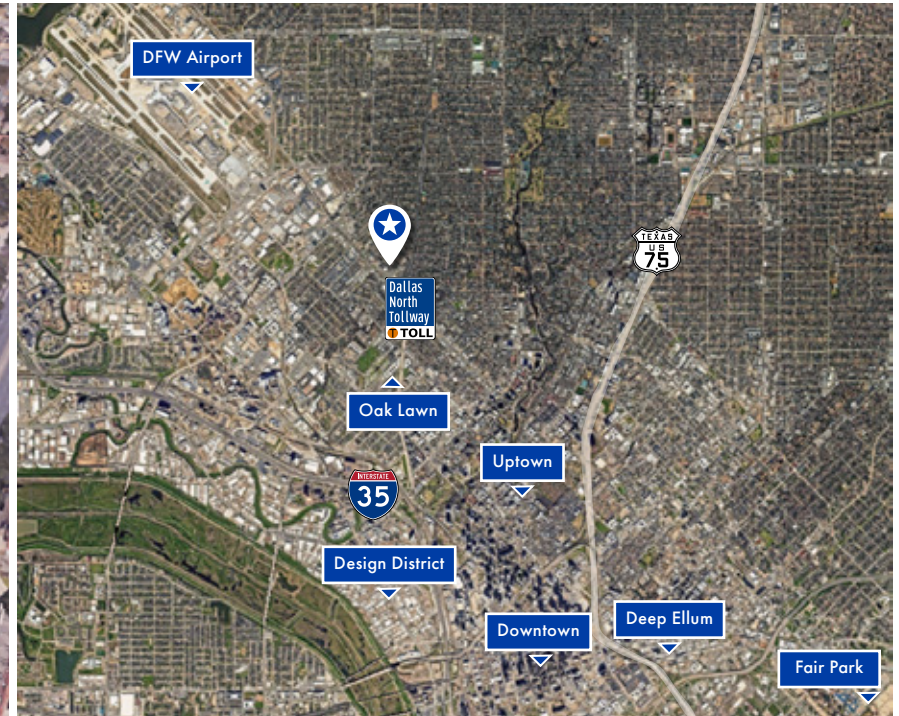


**5020 Lemmon Ave**  
5020 LEMMON AVE, DALLAS, TEXAS 75209

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Location

5020 Lemmon Avenue,  
Dallas Texas 75209

Property Description

<b>SIZE</b>	Parcel Size: ±0.37 Acres Building Size: 2,604 SF
<b>RENT</b>	\$155,000 per year + NNN
<b>ZONING</b>	PD-193

Property Information

- Rare Opportunity on Lemmon
- High daytime population with close proximity to uptown employment centers
- Adjacent to many new multi-family developments
- Easy Access to Dallas North Tollway

2025 Demographic Snapshot

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	27,966	171,877	384,251
DAYTIME POPULATION	20,452	335,586	650,317
MEDIAN. HH INCOME	\$84,368	\$104,297	\$92,121
AVG. HH INCOME	\$153,859	\$178,512	\$162,369

Traffic Counts

41,340 VPD - Lemon Ave  
34,750 - Inwood Road  
87,000 - Dallas North Tollway

Area Retailers

Whole Foods, CVS, Nonna, Chipotle, Mia's, Taco Bell, KFC, McDonald's, Uncle Juilo's, Buffalo Wild Wings, Wingstop, Bob's Steak House, Al Biernat's, Kroger, Pappadeaux, Wendy's, Zalut Pizza, Starbucks, Smoothie King, Panera Bread, Eatzi's, Lucky's Cafe