

PRIME RETAIL - 1,977 sf

2810 E TRINITY MILLS RD, SUITE 225

CARROLLTON, TX 75006



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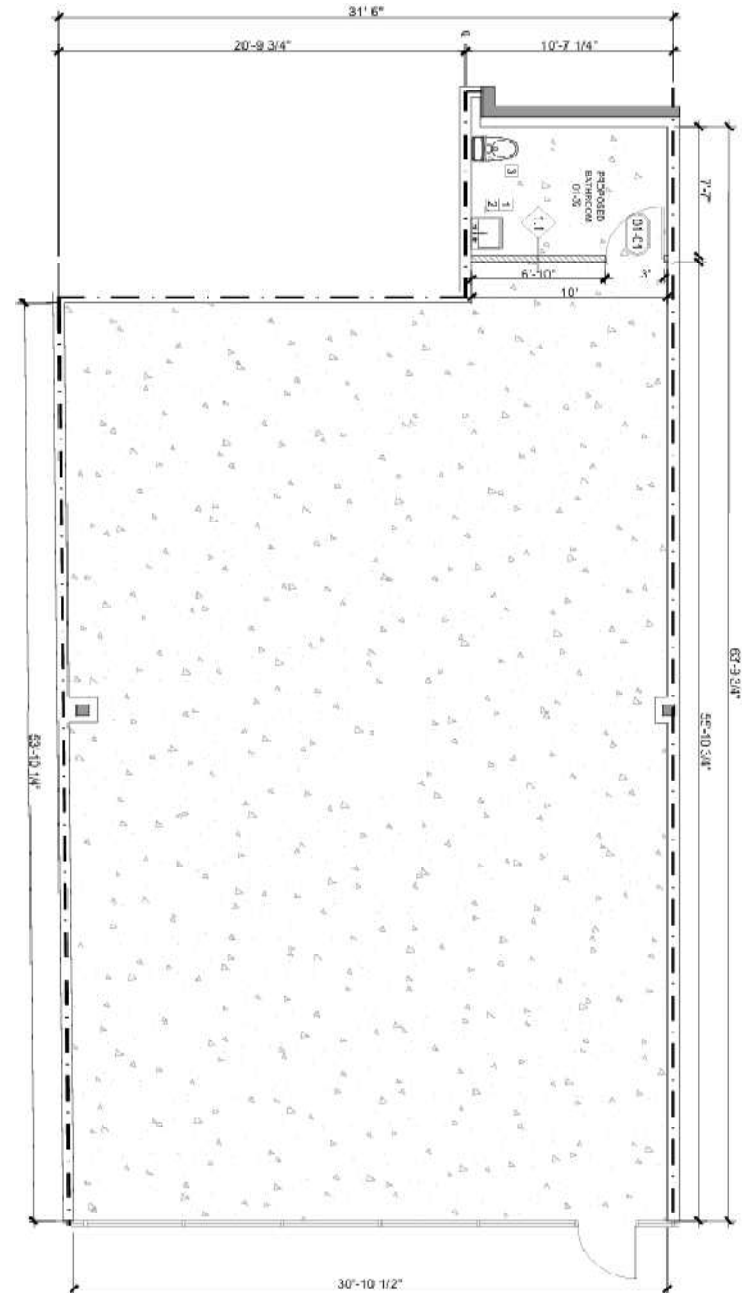
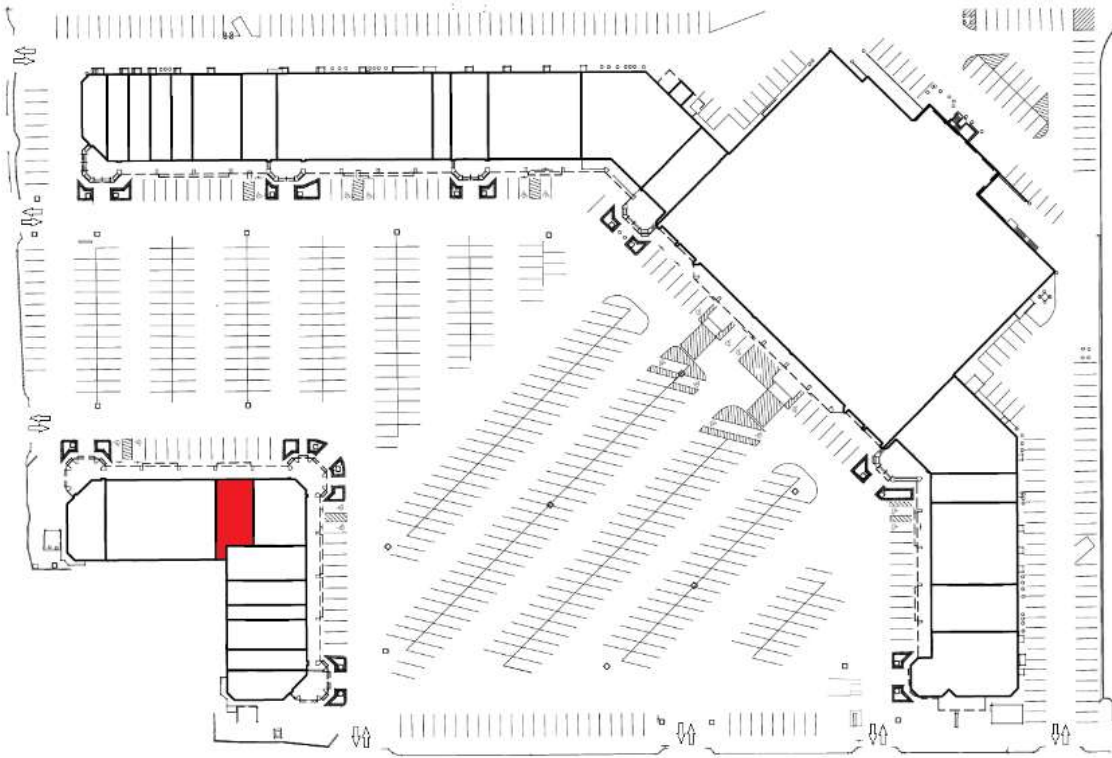
▪ **BROKERS WELCOME** ▪

FOR LEASE - PRIME RETAIL SPACE

- Prime corner location (E Trinity Mills Rd & Marsh Ln) → strong visibility
- Multiple access points (7 entrances) → easy customer entry/exit
- Anchored by Fitness Connection → consistent daily traffic driver
- Solid tenant mix (UPS Store, Subway, Wingstop, H&R Block, etc.)
- High parking capacity (750+ spaces) → convenient for peak hours
- Large storefront presence → good exposure from main road
- Flexible layout → adaptable for different retail uses



UNIT DETAILS & CONFIGURATION



UNIT DETAILS

UNIT SIZE

- 1,977 sf

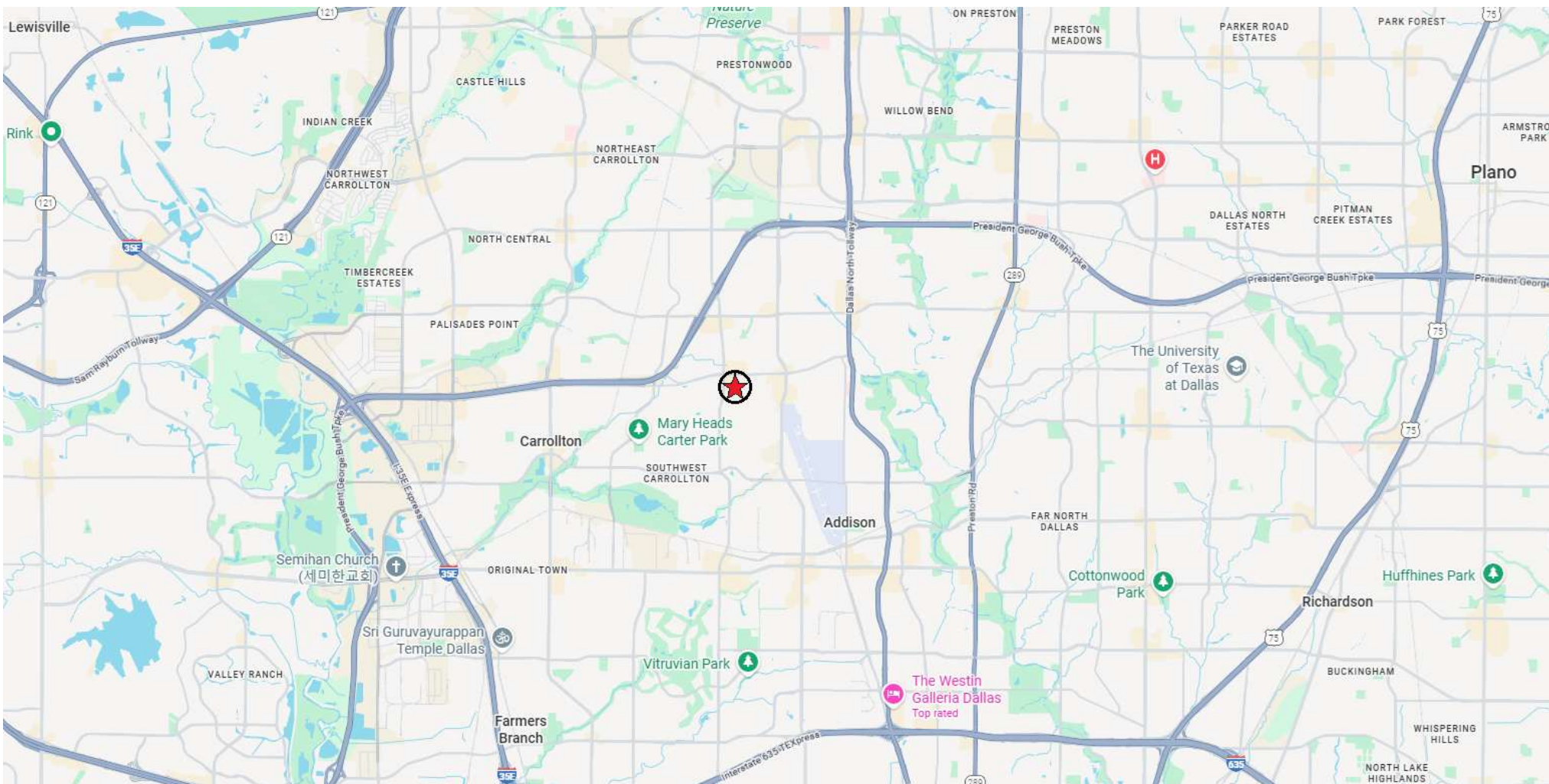
BUILD OUT / CONFIGURATION

- White Box
- 18 ft ceilings

ADVERTIZING & VISIBILITY

- Façade Sign
- Monument Signage

AREA & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Convenient access to major highways, including I-35E, President George Bush Turnpike (PGBT), and Dallas North Tollway
- Strong visibility with 50,000+ vehicles per day (AADT) directly in front of the plaza
- Ample parking with 750+ spaces to support high customer volume
- Dense surrounding population with 145,000+ residents within a 3-mile radius

TRINITY MILLS POINTE PLAZA



DISCLAIMER

Disclaimer

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All inquiries should be directed to Management@TMPRetailGroup.com or (972) 301-8000

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