

White Rock Shopping Center

9003-9069 Garland Road | Dallas, TX 75218

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White Rock Shopping Center is home to a wonderful combination of retail, restaurant, and medical services tenants. Join Jimmy John's, Hypnotic Donuts, White Rock Family Health, Verona Italian Restaurant, and many other fine tenants. Don't miss out on this great opportunity to lease space in an exciting, vibrant shopping center.

Mattison Avenue Salon Suites has opened an 8,200-SF facility in the freestanding building at the north end of the shopping center adjacent to Chick-fil-A. Immediately behind the shopping center, 40 townhomes were recently constructed. These townhomes are valued at approximately \$500,000-\$600,000.

White Rock Shopping Center benefits from its close proximity to the White Rock Medical Center, downtown Dallas, the Dallas Arboretum and White Rock Lake. White Rock Shopping Center serves the mature, established residential communities of Lakewood, Lake Highlands and Forest Hills.

Demographics

| | 5-min Drive Time | 7-min Drive Time | 10-min Drive Time |
|--------------------------------------|------------------|------------------|-------------------|
| 2024 Population | 11,530 | 42,522 | 134,660 |
| 2024 Households | 5,406 | 18,490 | 53,373 |
| 2024 Average Household Income | \$180,861 | \$156,690 | \$151,663 |



Commercial Real Estate Investments

17330 Preston Road Suite 200-D
Dallas, Texas 75252
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| SUITE | TENANT NAME | SQFT |
|----------|------------------------------|-------|
| 9003 | Jimmy John's | 1,660 |
| 9005-100 | LDU Coffee | 1,349 |
| 9005-150 | World of Smoke & Vape | 1,311 |
| 9007 | Hypnotic Donuts | 1,417 |
| 9015 | White Rock Family Health, PA | 4,045 |
| 9019 | HG & Company | 1,600 |
| 9027 | Pet Well Animal Clinic | 2,896 |
| 9035 | Fish Gallery Boutique | 2,038 |
| 9037 | White Rock Pharmacy | 1,789 |
| 9039 | Verona Italian Restaurant | 3,000 |
| 9041 | White Dog Ship & Print | 1,555 |
| 9043 | State Farm | 1,394 |
| 9047 | Dallas Barbell | 2,000 |
| 9051 | Dallas Nail Bar | 3,000 |
| 9055 | Available | 2,616 |
| 9063 | Mattison Avenue Salon Suites | 8,200 |

| SITE LEGEND | |
|--|--|
| Available | Occupied |
| Leased (Not Occupied) | Not A Part |
| Site Boundary | |