



Available  
2,444 SF

Available  
2,637 SF

# INWOOD PLAZA

For Lease  
5626 Maple Avenue  
Dallas, Texas 75235

# Metrics

5626 Maple Avenue  
Dallas, Texas 75235

## Location

5626 Maple Avenue

## Building Size

9,570 SF

## Available Spaces

Suite 100: 2,444 SF

Suite 140: 2,637 SF (can be divided to 1,319 SF)

## Traffic Counts

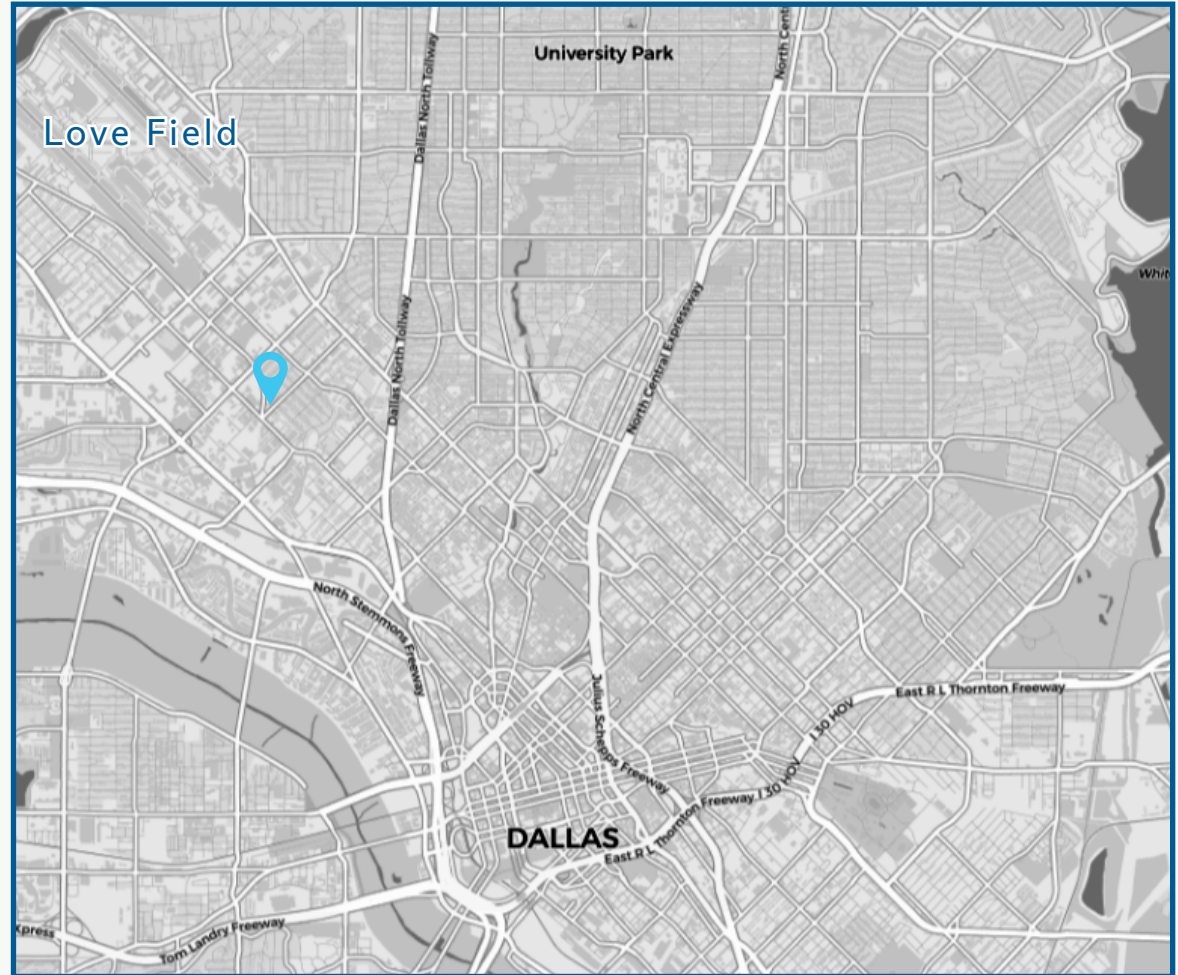
Inwood Road

39,958 VPD 2024

Maple Avenue

10,281 VPD 2024

## Area Attractions



**Southwestern**  
Medical Center

 Dallas Love Field



**RaceTrac**

**AutoZone**

**VENTURE**

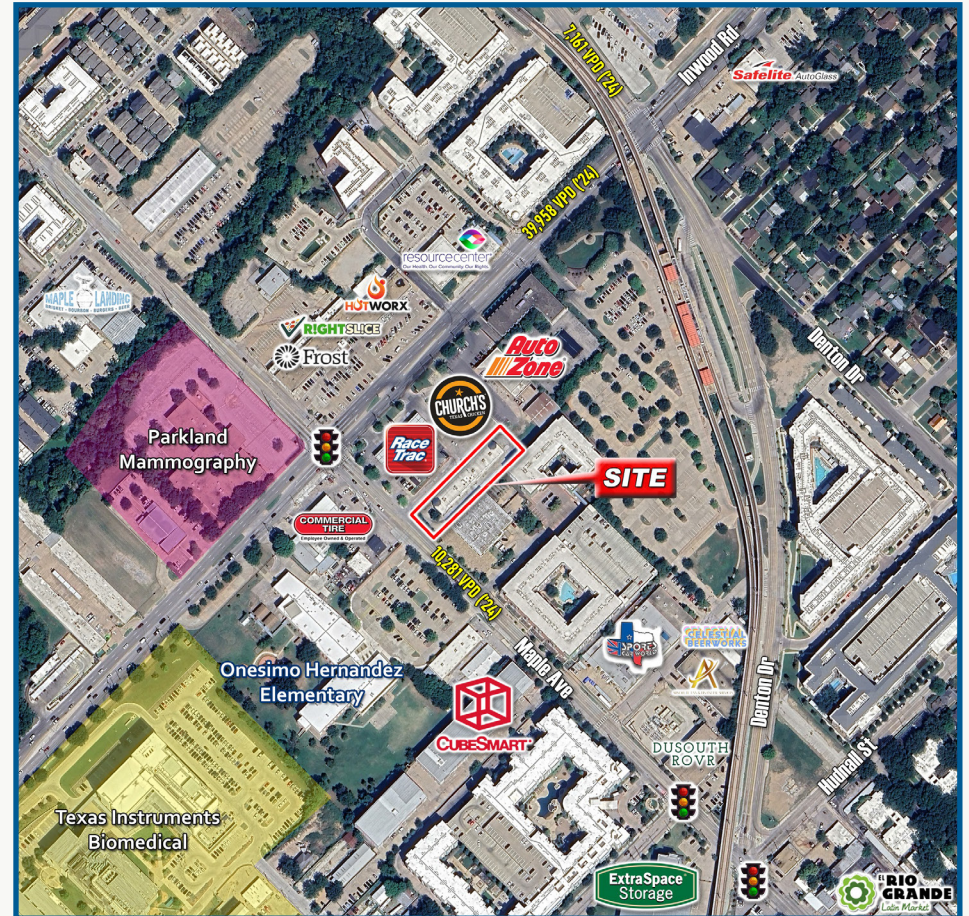
LYNDA WOLF  
LWOLF@VENTUREDFW.COM

ADAM FARBER  
AFARBER@VENTUREDFW.COM

# Property Highlights

5626 Maple Avenue  
Dallas, Texas 75235

1. Located within the Southwestern Medical District adjacent to UT Southwestern, Parkland & Children's Health Hospitals with over 50,000 employees & 5.9+ million patient visits per year
2. 2 Miles from Dallas Love Field with 48-50,000 daily travelers
3. Strong traffic counts on Inwood Road & Maple Avenue
4. Monument sign available

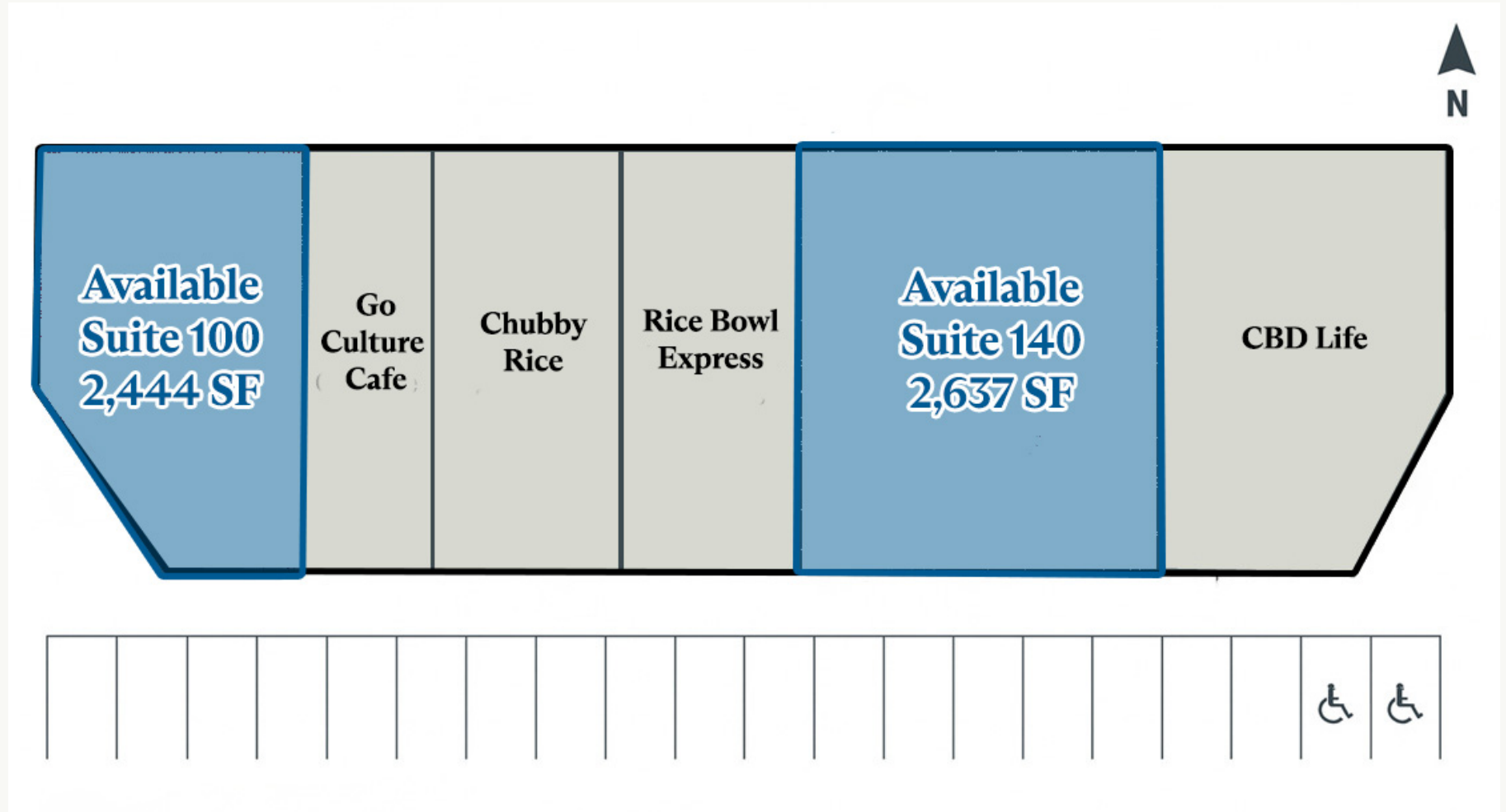


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	22,845	141,835	374,282
EST. DAYTIME POPULATION	19,109	198,735	438,984
EST. AVG. HH INCOME	\$92,481	\$178,849	\$167,747

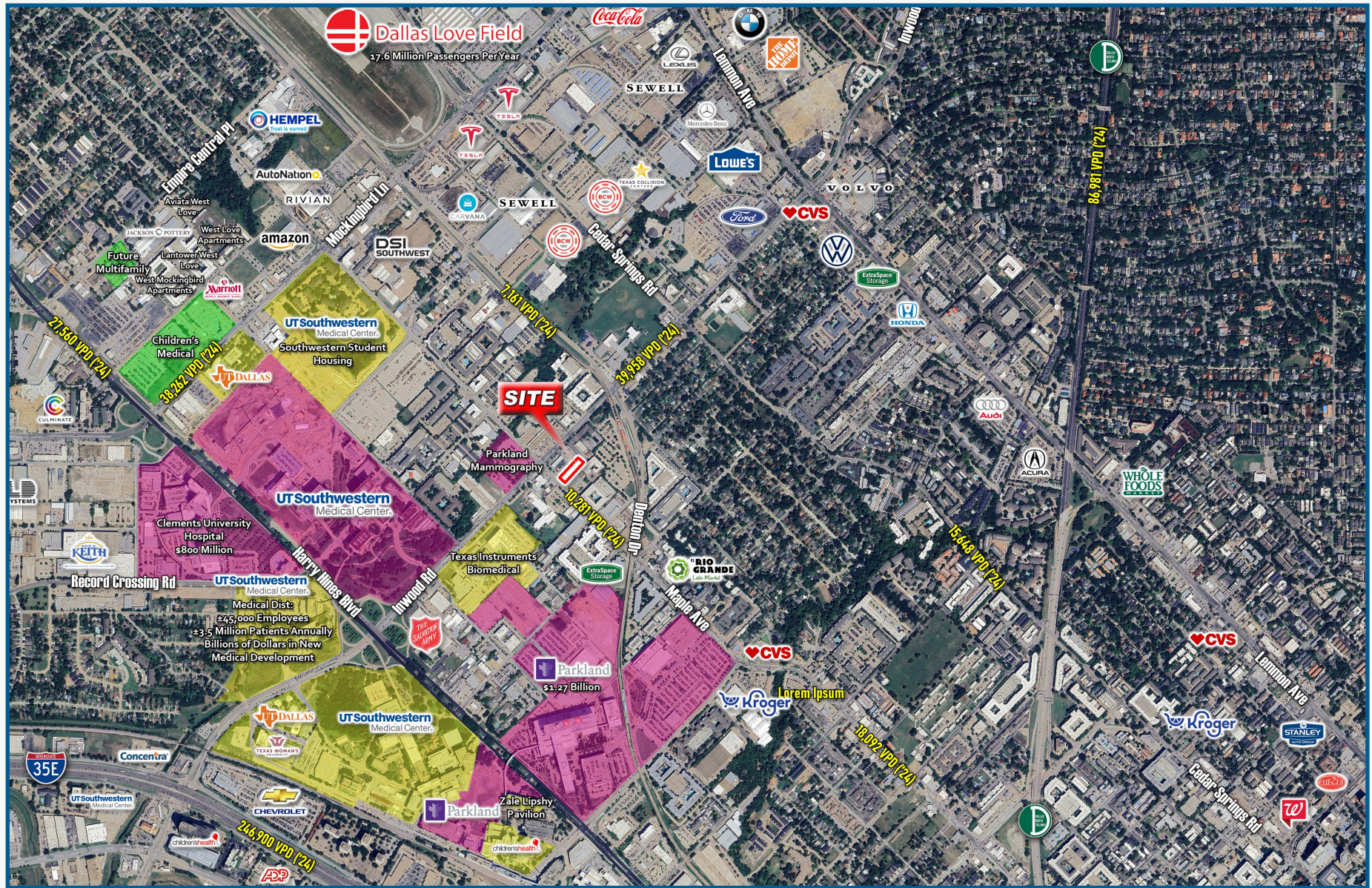
# Site Plan

5626 Maple Avenue  
Dallas, Texas 75235



# Aerial

5626 Maple Avenue  
Dallas, Texas 75235



---

5626 Maple Avenue  
Dallas, Texas 75235

**Lynda Wolf**  
**Vice President**  
lwolf@venturedfw.com

**Adam Farber**  
**Vice President**  
afarber@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



