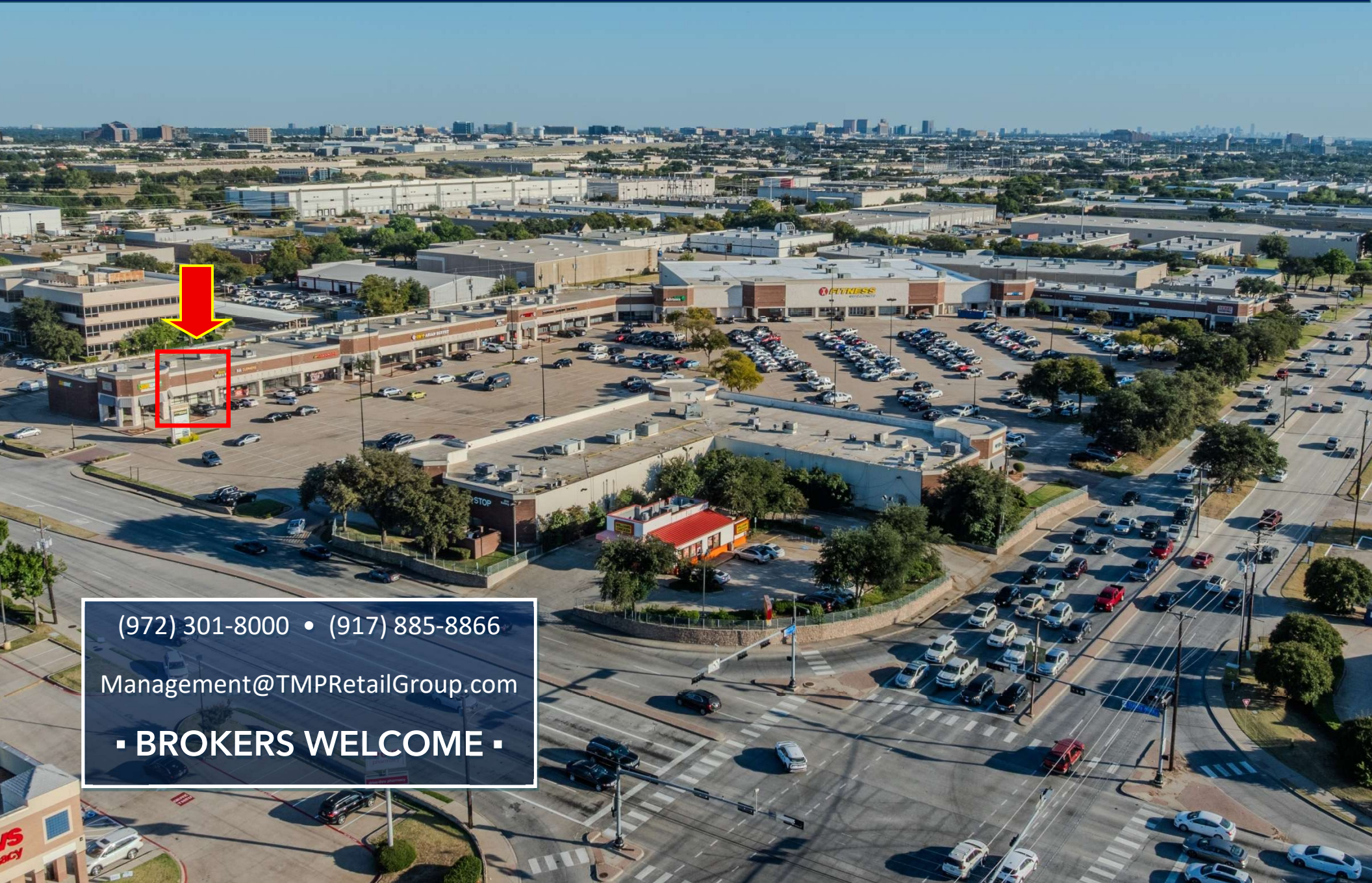


PRIME RETAIL - 2,483 sf

2810 E TRINITY MILLS RD, SUITE 103

CARROLLTON, TX 75006



(972) 301-8000 • (917) 885-8866

Management@TMPRetailGroup.com

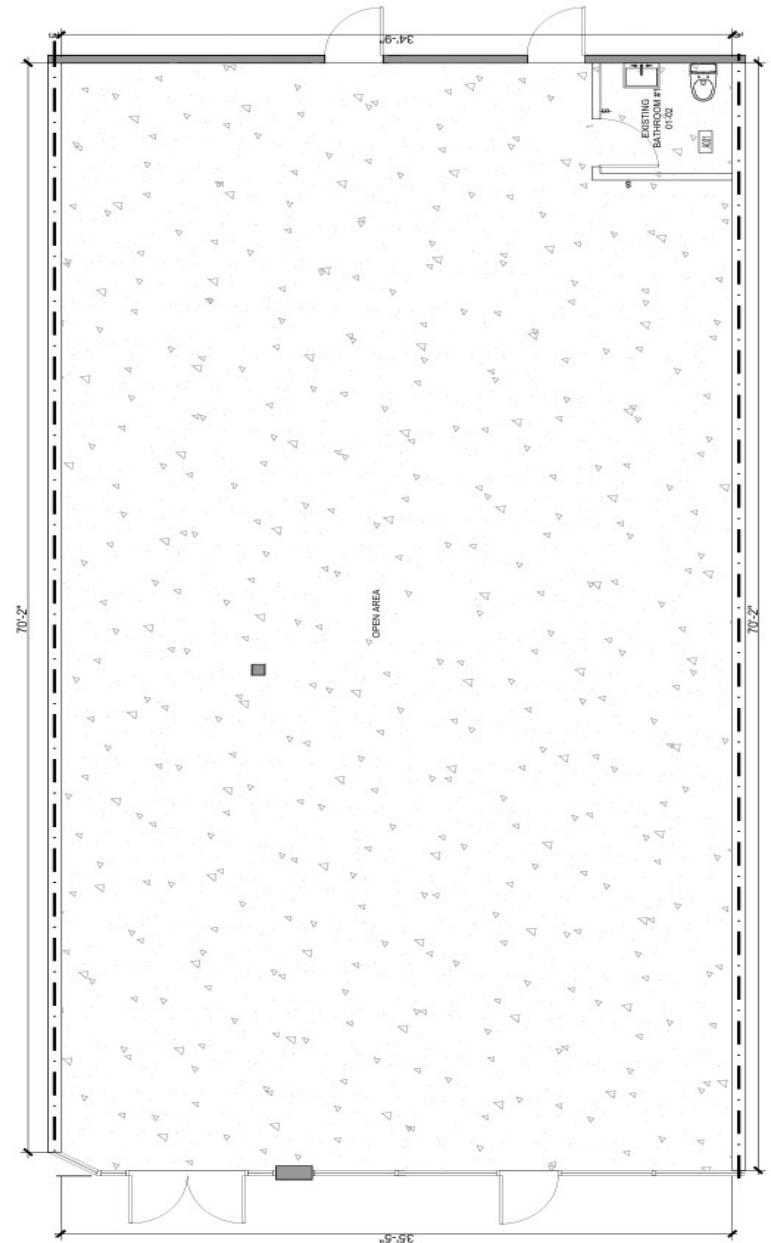
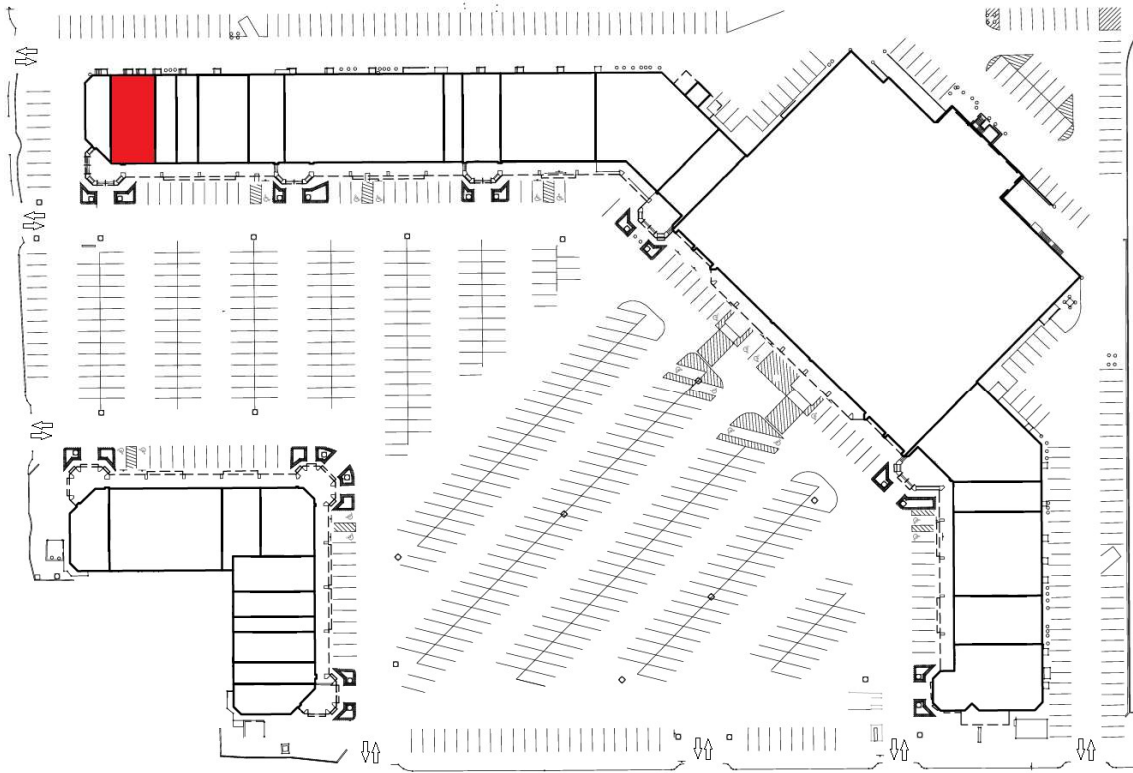
▪ **BROKERS WELCOME** ▪

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, Mena's Tex-Mex Grill, 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

- 2,483 sf

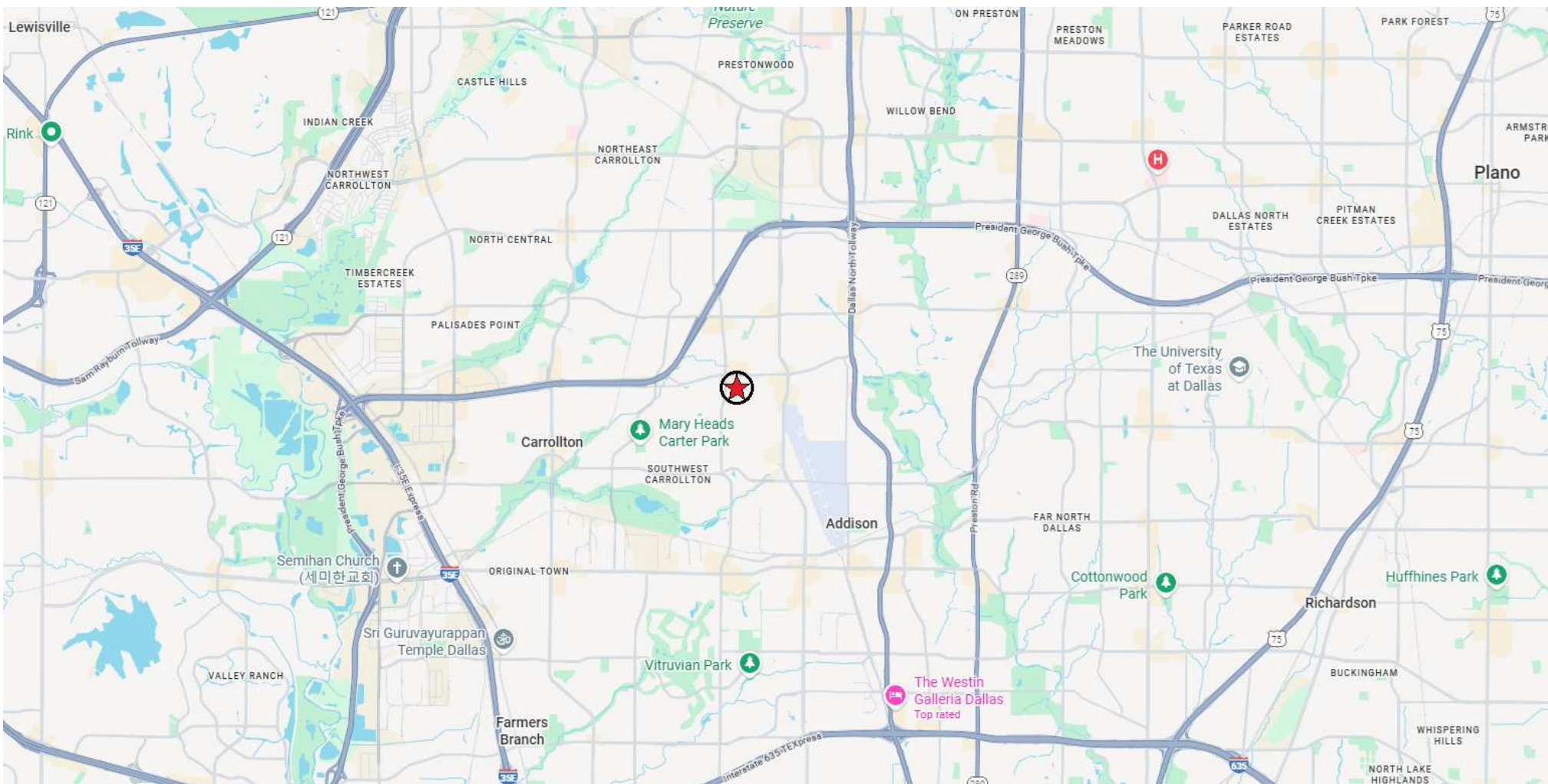
BUILD OUT / CONFIGURATION

- 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

THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY

This presentation has been prepared and compiled for potential brokers and / or tenants in order to provide a preliminary understanding of the property and to assist the recipient in making their own independent assessment and appraisal of the opportunity. This presentation does not purport to be complete or contain all of the information which a potential broker and / or tenant may require. No representation or warranty is made as to the accuracy, reliability or completeness of any information contained in this presentation.

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

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