

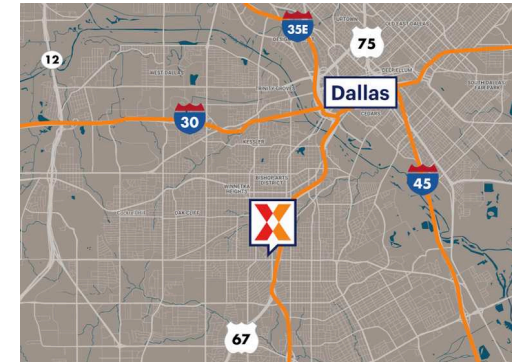


Dallas-Fort Worth-Arlington, TX

## WYNNEWOOD VILLAGE

32.724295, -96.833276  
655 West Illinois | Dallas, TX 75224

**CENTER SIZE:** 539,253 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	21,648	162,585	318,946
🏠	6,050	51,013	106,897
💰	\$57,245	\$56,869	\$61,309

Commercial retail location at the NW corner of Illinois Ave (31,400 VPD) and Zang Blvd. (13,500 VPD) 4 miles South of Downtown Dallas

Located just West of I-35 E in one of Dallas' most established neighborhoods Oak Cliff which has a dense population of 162,000+ and daytime demographics of 152,000+ within 3 miles

Anchored by grocers Kroger & El Rancho, Wynnewood Village draws more than 10,000 visits per day and 3.9M annual visits. Kroger & El Rancho draw more than 20,000 customers per week.

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1496 - 02.12.25

AVAILABLE SPACE

FSB3-F	2,910 SF	PAD D-2	
FSB3-G	2,214 SF	PAD E-1	
FSB3-H	5,780 SF	PAD E-2	
FSB3-I	3,200 SF	08	2,000 SF
PAD D-1		17	2,229 SF

PAD OPPORTUNITIES

PAD B	0 SF
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CURRENT RETAILERS

FSB1	Burger King	2,802 SF
FSB2	Popeyes	2,802 SF
FSB3	Maya Cinemas	75,254 SF
FSB4	DaVita Dialysis	6,000 SF
FSB5	Raising Cane's	
01	Sprint	2,800 SF
02	Citi Dental	2,200 SF
03	Footaction	4,600 SF
04	GameStop	1,600 SF
05	Wingstop	1,600 SF
06	Spot Etc.	1,980 SF
07	Little Caesars Pizza	1,220 SF
09	Ace Cash Express	1,200 SF
10	It's Fashion	6,400 SF
11	Melrose	9,750 SF
12	Sherwin-Williams	5,000 SF
13	Spincycle	4,545 SF
14	Foot Locker	6,400 SF
15	Subway	1,150 SF
16	Signature Loan Company	1,028 SF
18	Best One Brow Art	595 SF
19	Rainbow	5,601 SF
21	Chiropractor	1,140 SF
22	V.A. Tailor	1,097 SF
23	Personal Finance	1,089 SF
24	Dr. Johnny L. Gates, MD	1,089 SF
27	Jackson Hewitt	1,185 SF
30	Southern Maid Donuts	640 SF
31	Taco Bell	2,160 SF
40	Sally Beauty Supply	1,387 SF
41	L.A. Nails	1,140 SF
42	VSSI	1,481 SF
45	Kids Foot Locker	3,540 SF
47	Banner Finance	938 SF
49	Cricket	1,102 SF
50	OneMain Financial	1,610 SF
50A	US Navy	1,315 SF
53	T-Mobile	3,088 SF
54	Dollar General	9,475 SF
55	Cici's Pizza	5,844 SF
56	Mighty Dollar	8,498 SF
57	Miss Mango	3,378 SF
57A	Citi Trends	12,929 SF
58	Accident & Injury Chiropractic	8,603 SF
60	El Rancho	19,565 SF
62	Rico's Paleteria y Botanas Locas	3,300 SF
64	True Vision	3,275 SF
65	Mi Doctor	4,559 SF
66	Excel Dental Clinic	3,200 SF
67	H&R Block	2,800 SF
68	KRV Shoetique	3,650 SF