

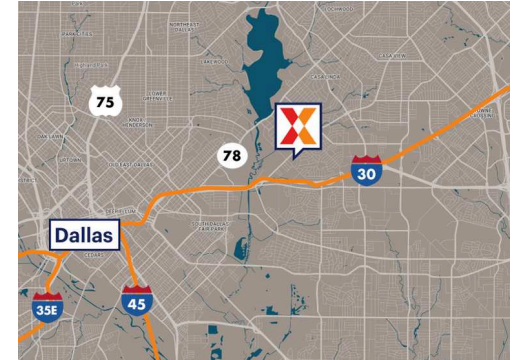


Dallas-Fort Worth-Arlington, TX

# CLAREMONT VILLAGE

32.802, -96.7135  
8080 Ferguson Road | Dallas, TX 75228

**CENTER SIZE:** 67,305 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	13,826	120,941	382,470
🏠	5,141	45,227	154,613
💰	\$84,768	\$85,539	\$86,676

Retail space for lease surrounded by a dense population of 121,000+ with an average household income of \$85,000+ within a 3-mile radius

Shopping center in Dallas with top national retailers including Family Dollar, Little Caesars Pizza & MetroPCS

One of only two prominent shopping centers in the area

Conveniently located retail space just one mile north of I-30

Grocer visibility at intersection of Ferguson Rd. (22,000 VPD) and Highland Rd. (7,500 VPD)

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### AVAILABLE SPACE

04	42,740 SF
06	3,000 SF

### CURRENT RETAILERS

N.A.P.	Chevron	
01	InterCambio Express	1,800 SF
02	Family Dollar	9,060 SF
03	MetroPCS	1,860 SF
05	Medico Dental	3,000 SF
05A	Little Caesars Pizza	1,200 SF
07	Pro Fades Barber Academy	1,800 SF
08	Nail Works	900 SF
09	Fast Lane Tax	900 SF
10	Church's Fried Chicken	720 SF
11	Watermill Experss	325 SF

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