

# FOR LEASE

## Park Oaks Shopping Center

7020 Fair Oaks, 8447, 8451 and 8455 Park Lane Dallas, Texas

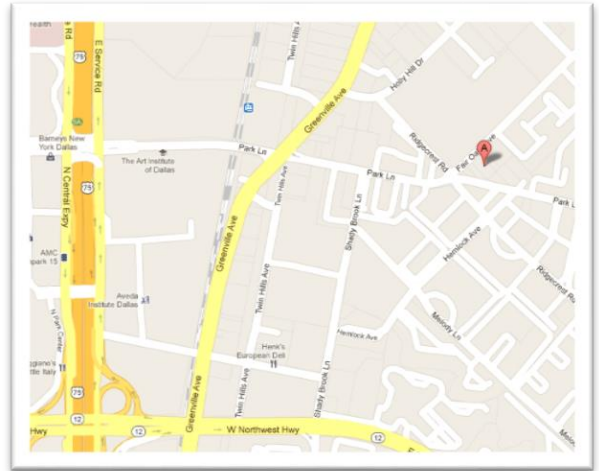


**Key Tenants:** Beauty Supply, Crown Spirits, Laundromat  
**Property Size:** 13,385 SF  
**Rental Rate:** Negotiable  
**NNN Charges:** \$5.39 sf/yr

<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	31,885	147,776	392,799
Avg HH Income:	\$53,279	\$103,064	\$95,831
Daytime Population:	42,694	170,640	458,191
Median Age:	29	35	34

**Traffic Counts\*:** Fair Oaks 8,240 cars per day  
Park Lane 25,390 cars per day

\* Source: Equifax/NDS Estimates; CoStar



For Information Contact:

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*Managed and Leased by:*



**5910 N. Central Expwy.  
Suite 1595  
Dallas, Texas 75206**

Park Oaks Shopping Center  
7020 Fair Oaks  
8447, 8451 & 8455 Park Lane  
Dallas, TX 75231

79 Parking Spaces

Retail  
1,480 SF  
8455

Retail  
5,288 SF  
8451

Cleaners  
1,227 SF  
8447

Retail/Salon  
2,490 SF  
7020-110

Retail  
900 SF  
7020-100A

Laundromat  
2,000 SF  
7020-100

Convenience Store  
(not part of property)

Fair Oaks

Park Lane

