

BENT TREE HILLS SHOPPING CENTER

3355-3427 Trinity Mills Rd, Dallas, Texas 75287

Retail For Lease

Situated in North Dallas on the Dallas/East Carrollton border, close to Addison and Plano, Bent Tree Hills is located just seconds from the George Bush Turnpike and the Dallas North Tollway at the Northeast corner of Marsh Lane and Trinity Mills Road. Bent Tree Hills is one of the newer centers in a well established retail rich area and offers major anchors along with busy restaurants and shops.

FEATURES

- Anchored by Lifetime Fitness

TRAFFIC COUNTS

- Trinity Mills Road - 40,805 CPD
- Marsh Lane - 35,220 CPD

Year: 2021 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	21,154	125,914	223,834
Households	10,652	57,480	95,178
Avg Household Income	\$87,130	\$113,024	\$129,003

Year: 2022 source: ESRI



CONTACTS:

John West

SVP-Retail Leasing
972-931-7400 x213

jwest@sabrerealty.com

Carla Visnick

Senior Property Manager-Retail
972-931-7400 x215

carla@sabrerealty.com

Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



SUITE	TENANT	SF
100	X-PERIENCE RESTAURANT	4,100 SF
101	BRENT TREE CHIROPRACTICS	2,100 SF
113	ONE WAY BEAUTY SUPPLY	7,564 SF
123CR	CAMERA ROOM	36 SF
200	WINGSTOP	1,600 SF
209	PRUDENT FAMILY DENTISTRY	1,600 SF
211	AVAILABLE	3,600 SF
213/217	CHEF CHU/PIZZA EXPRESS	3,200 SF

SUITE	TENANT	SF
221	AVAILABLE	2,800 SF
3407	O'REILLY AUTO PARTS	35,000 SF
3315	PET SUPPLIES PLUS	8,033 SF
300	SKILLZ HAIR SALON	1,204 SF
300A	AVAILABLE	2,405 SF
301	FAMILY DOLLAR	8,346 SF
3419	LIFETIME FITNESS	68,982 SF
500	JACKSON HEWITT	2,100 SF

SUITE	TENANT	SF
520	GREATER THERAPY CENTERS	4,411 SF
600	FASHION GALLERY	4,353 SF
601	SHADOW PROTECTIVE SERVICES, INC.	1,680 SF
700	BREW CITY KITCHEN & COCKTAILS	7,000 SF
800	CARE 1ST FAMILY PRACTICE	5,172 SF
900	EGGS UP GRILL	7,414 SF

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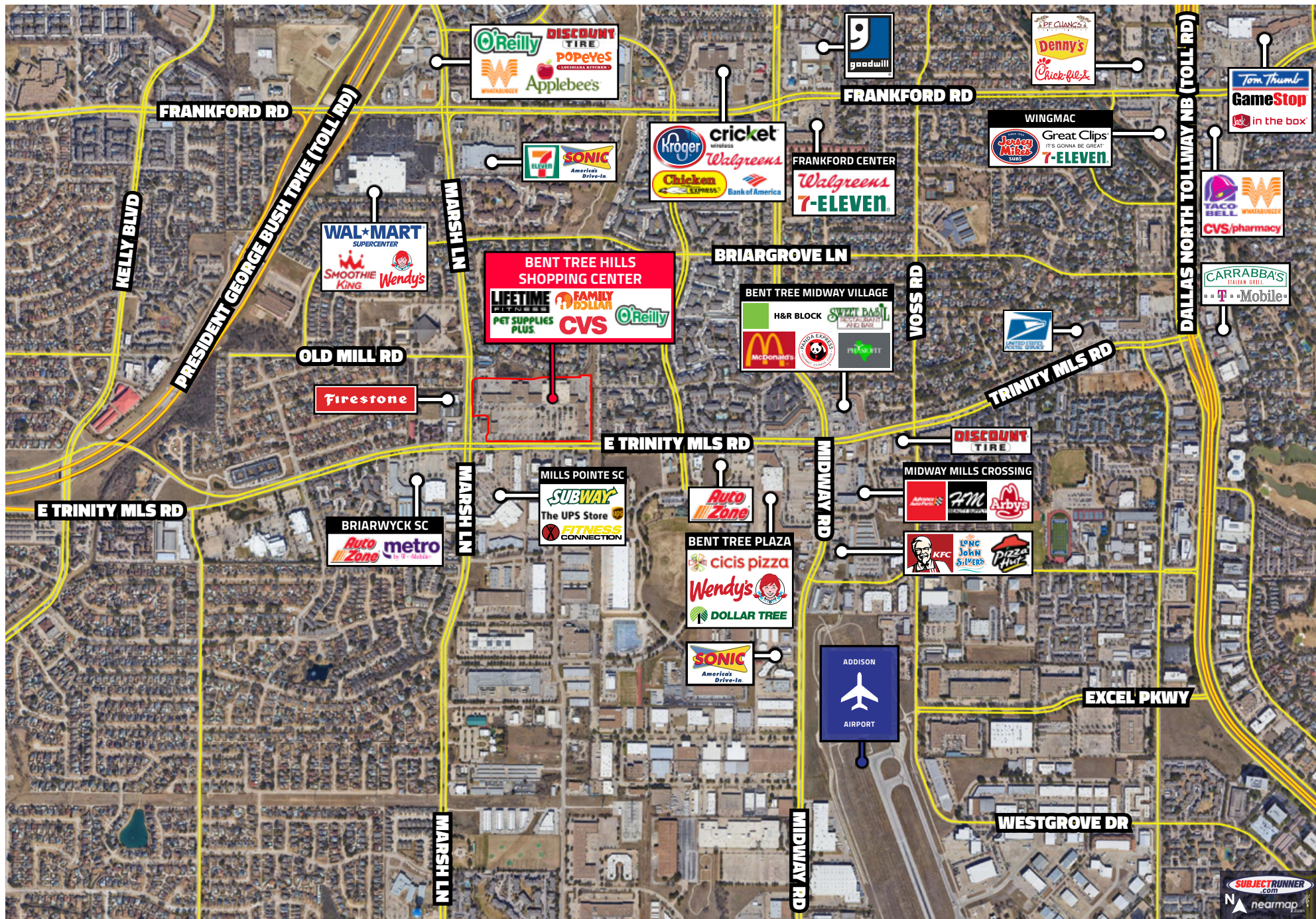
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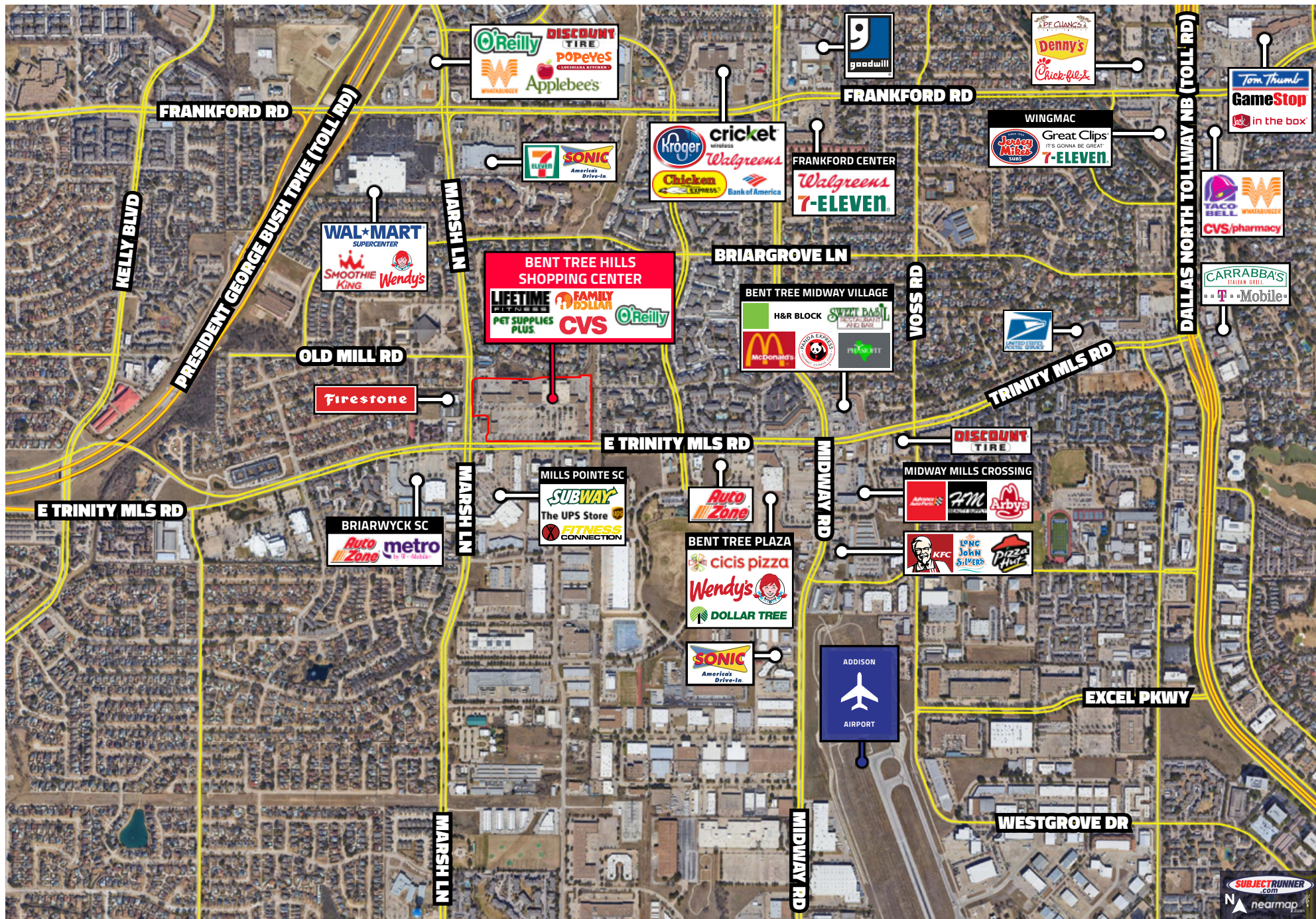
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