

# PARK FOREST NW SHOPPING CENTER

3555-3637 Forest Ln. Dallas, Texas 75234

## Retail For Lease

Park Forest Northwest is located in the busy Park Forest area of North Dallas. This center is surrounded by neighborhoods, multi-family communities, adjacent shopping centers and is located on one of Dallas' major thoroughfares, Forest Lane, just west of Marsh Lane.

Close to the Dallas North Tollway and I-635.

Pad sites available for ground lease.

## FEATURES

- Anchored by TO QT and Cindy's

## TRAFFIC COUNTS

- Marsh Lane - 30,361 CPD
- Forest Lane - 32,690 CPD

Year: 2021 source: TXDOT

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,816	98,182	170,629
Households	4,938	37,870	77,109
Avg Household Income	\$134,940	\$133,556	\$127,796

Year: 2022 source: ESRI



## CONTACTS:

### Joe Swedlund

SVP-Retail Leasing  
972-931-7400 x217

jswedlund@sabrerealty.com

### Carla Visnick

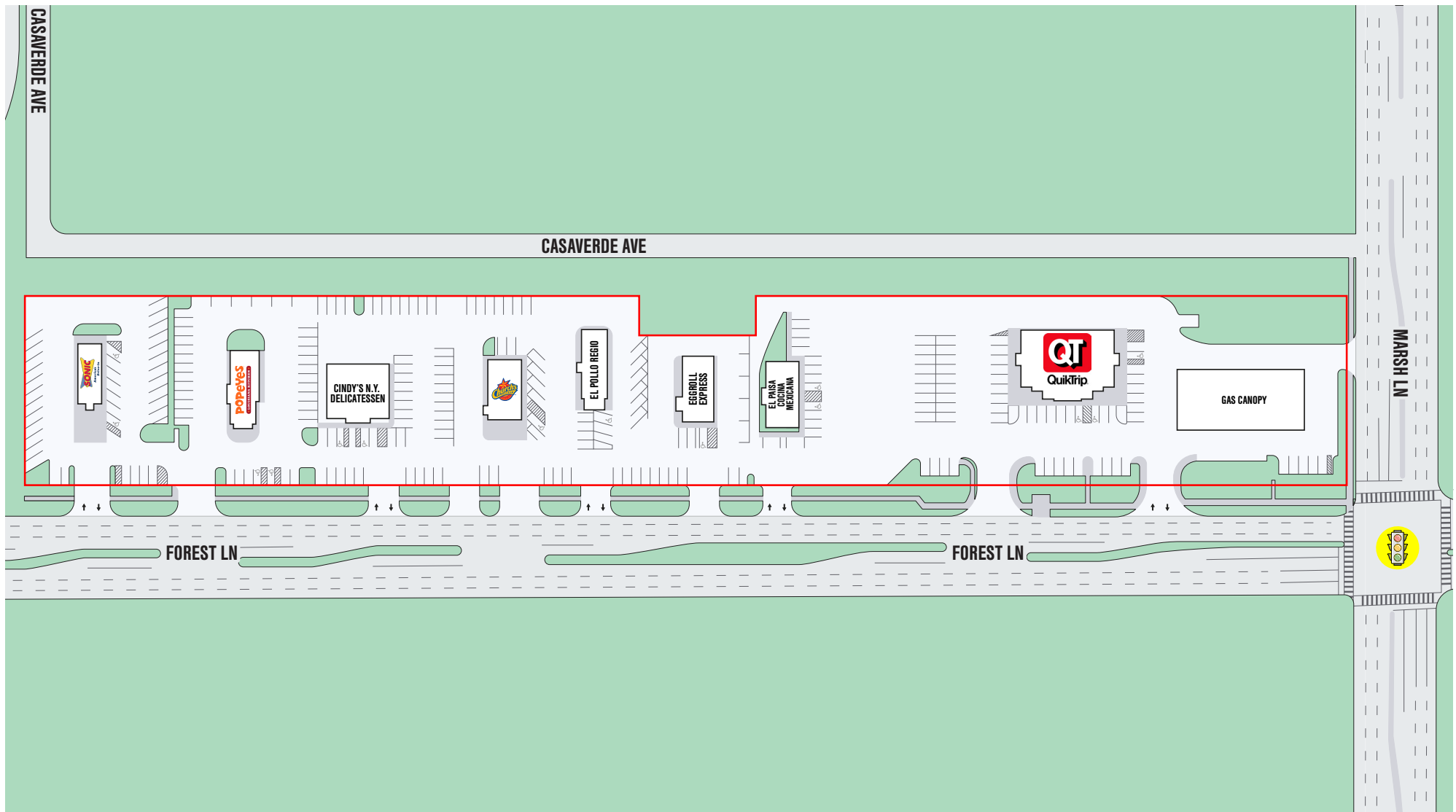
Senior Property Manager-Retail  
972-931-7400 x215

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
3555	SONIC	1,360 SF
	LAND	28,310 SF
3559	POPEYE'S CHICKEN	2,218 SF
	LAND	27,508 SF

SUITE	TENANT	SF
3565	CINDY'S N.Y. DELICATESSEN	3,324 SF
	LAND	25,650 SF
3601	CHURCH'S CHICKEN	1,956 SF
	LAND	17,100 SF

SUITE	TENANT	SF
3605	EL POLLO REGIO	2,061.80 SF
	LAND	18,570 SF
3611	EGGROLL EXPRESS	1,935 SF
	LAND	14,971 SF

SUITE	TENANT	SF
3617	EL PAISA	2,089.70 SF
	LAND	27,706 SF
TBD	QUIKTRIP	4,993 SF
	LAND	84,108 SF

**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

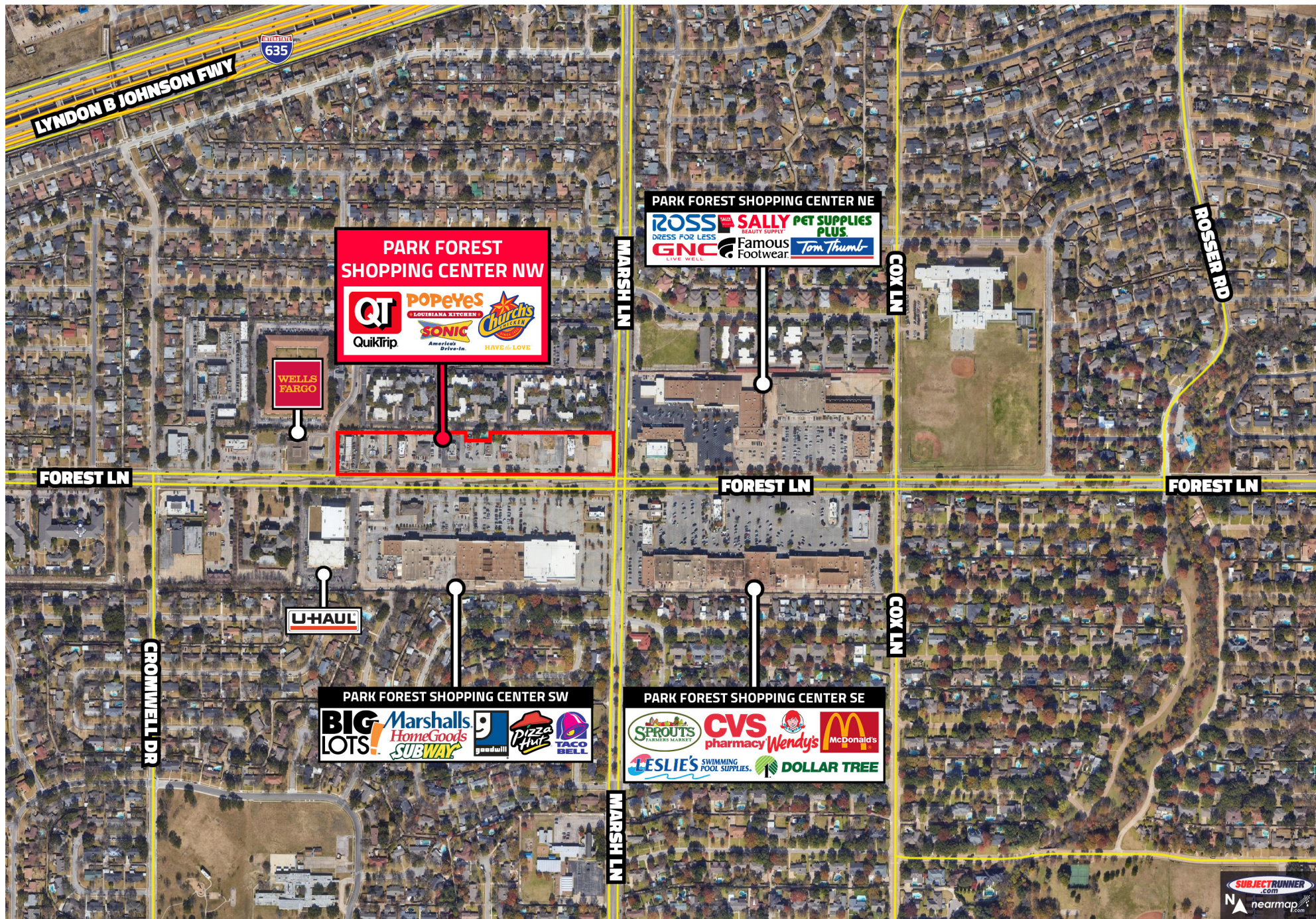
**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com



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





**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

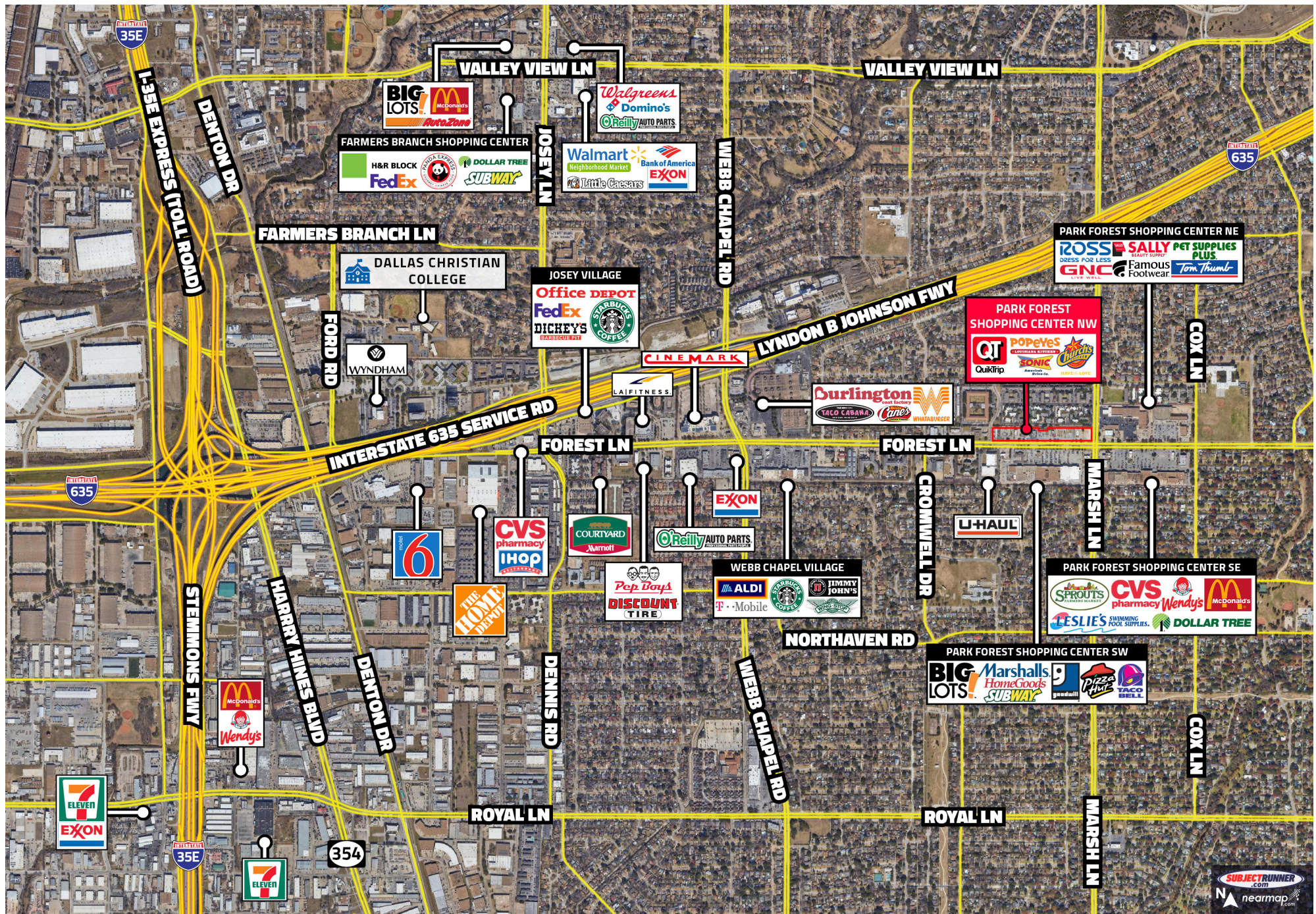
**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com



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





**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com



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