

# WYNNWOOD VILLAGE

## FOR LEASE

655 W. ILLINOIS AVENUE

DALLAS, TEXAS 75224

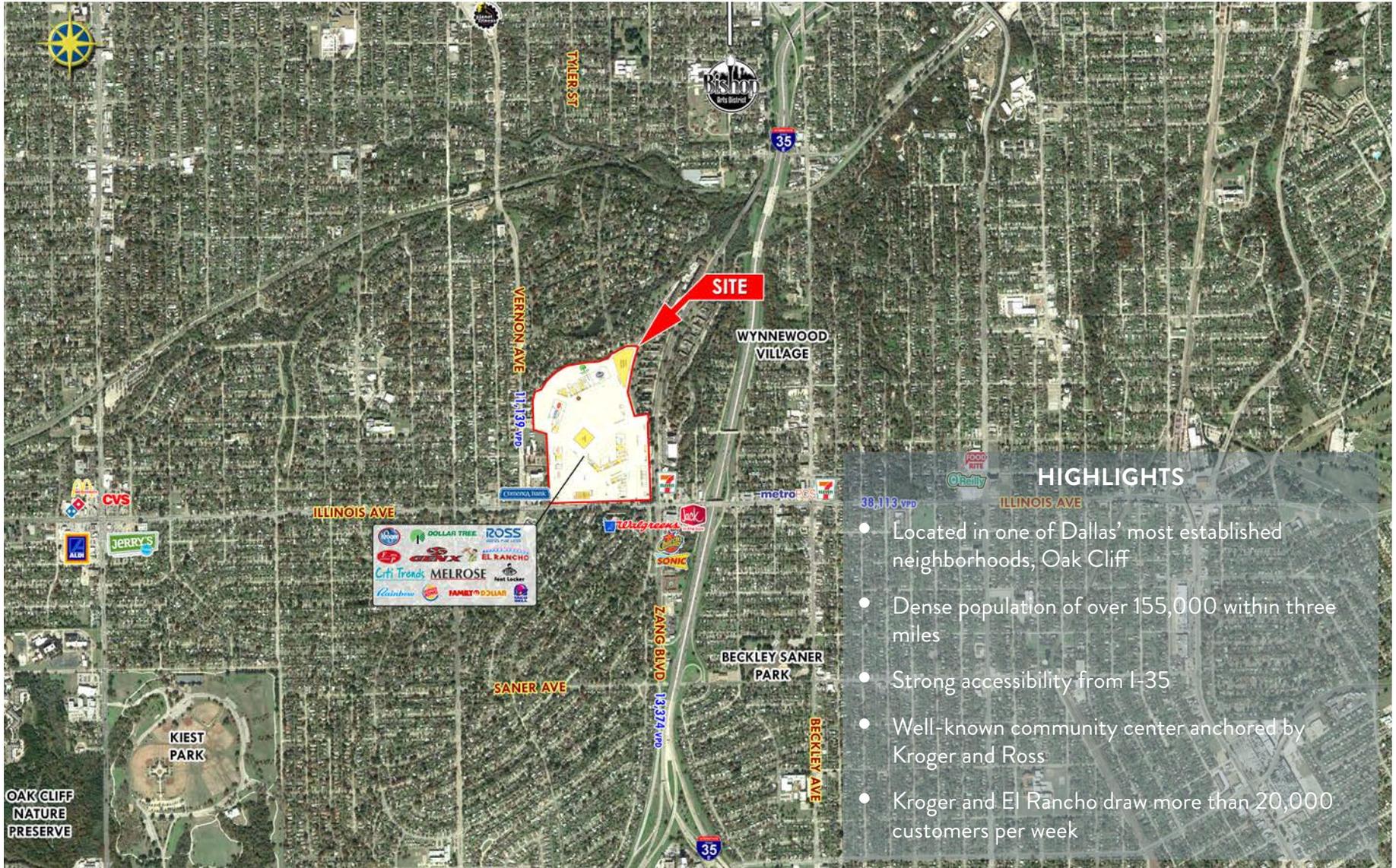
MICHAEL WILSON

BENJAMIN HINES



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# WYNNEWOOD VILLAGE



## HIGHLIGHTS

- Located in one of Dallas' most established neighborhoods, Oak Cliff
- Dense population of over 155,000 within three miles
- Strong accessibility from I-35
- Well-known community center anchored by Kroger and Ross
- Kroger and El Rancho draw more than 20,000 customers per week

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	22,409	164,439	329,623	ZANG BLVD	13,374 VPD (CITY OF DALLAS)
2017 EST AVG HH INCOME	\$49,464	\$52,315	\$52,689	ILLINOIS AVE	38,113 VPD (CITY OF DALLAS)

# WYNNEWOOD VILLAGE SITE PLAN & TENANT ROSTER



Center Size: 443,681 SF

Suite #	Tenant	Size (SF)
FSB1	Burger King	2,802
FSB2	Popeyes	2,802
01	Ameritax	2,800
02	Citi Dental	2,200
03	Footaction	4,600
04	GameStop	1,600
05	Wingstop	1,600
06	Top Gear	1,980
07	Little Caesars Pizza	1,220
08	Boost Mobile	2,000
09	Ace Cash Express	1,200
10	Its Fashion Metro	6,400
11	Melrose	9,750
12	Sherwin-Williams	5,000
13	Spincycle	4,545
14	Foot Locker	6,400
15	Subway	1,150
16	Signature Loan Company	1,028
17	Wig Paradise	2,229
18	Gorman Insurance	595
19	Rainbow	5,601
20	Available	2,178
21	Chiropractor	1,140
22	V.A. Tailor	1,097
23	Personal Finance	1,089
25	Available	3,369
26	Wynnewood Shoe Repair	1,173
27	Jackson Hewitt	1,185
28	Chase	1,447
30	Southern Maid Donuts	640
31	Taco Bell	2,160
32	H&R Block	2,811
33	Dr. Johnny Gates, MD	1,011
34A	Master Finance Company	988
34B	U.S. Marines Recruiting	1,035
35	Available	2,294
36	Ken's Hair Braiding	1,089
37	Available	1,089
38	Available	3,220
39	Payless ShoeSource	3,225
40	Sally Beauty Supply	1,387
41	L.A. Nails	1,140
42	Available	1,481
43	Available	1,550
45	Foot Locker	3,540
47	Banner Finance	938
48	Whoja's Braid Salon	1,130
49	Cricket Wireless	1,102
50	Available	1,610
50A	Available	1,315

Suite #	Tenant	Size (SF)
51	Available	3,426
53	T-Mobile	3,088
54	Family Dollar	9,475
55	Cici's Pizza	5,844
56	Available	8,498
57	Miss Mango	3,378
57A	Citi Trends	12,929
58	Accident & Injury Chiropractic	8,603
59	Available	2,148
60	El Rancho	19,565
62	Bobby's T-Shirts	3,300
64	True Vision	3,275
65	Mi Doctor	4,559
66	Excel Dental Clinic	3,200
67	Available	2,800
68	Available	3,650
69	Gen X Clothing	14,650
70	Chase	4,500
73	Shu Deal	2,858
74	Available	2,950
75	Available	2,211
76	Gambro Healthcare	11,500
78	Ross Dress for Less	30,443
79	Fallas Paredes	26,000
80	Cindy's Beauty Bar	1,089
81	Available	1,100
82	China Village	1,089
83	City Temple Seventh-Day Adventist Church	1,796
84	Available	3,711
85	Available	1,122
86	Available	1,089
87	Available	1,089
88	Wig Salon	3,211
89	His & Hers Barber Shop	1,120
90	Top's Café	3,237
91	Available	5,213
92	Rent-A-Center	4,506
93	Wynnewood Village Acute Response Clinic	5,915
94	Ashley Stewart	4,173
95	Available	2,640
96	Metro PCS	2,640
97	Oak Cliff Financial	1,650
98	Great Clips	1,656
99	BMA South Oak Cliff Dialysis	15,600
100	Dollar Tree	14,000
101	Kroger	51,000
104	Wynnewood Washateria	2,050
105	The Car Spot	1,350
106	Available	3,961



