

SPRING CREEK VILLAGE

7989 BELT LINE ROAD, DALLAS, TX

JAH
REALTY



PROPERTY OVERVIEW

Spring Creek Village is an open air shopping center on approximately 15 acres located in Far North Dallas on the border of Richardson. The intersection is supported by a robust daytime population, heavy traffic flow, and diverse mix of national retailers such as Kroger, Starbucks, Ace Hardware, Chase Bank, CVS, Walgreens, Dunkin Donuts, Dairy Queen, McDonald's and Popeye's. With the continued economic expansion and population growth in DFW, this infill property is uniquely positioned to experience positive space absorption year after year.

TRAFFIC COUNTS

BELT LINE RD.	39,926 V.P.D.
COIT RD.	49,967 V.P.D.

GLA: 140,053 SF PARKING SPACES: 636 PARKING RATIO: 4.5 per 1,000 SF WEB LINK: jahrealty.propertycapsule.com/springcreekvillage

DEMOGRAPHICS

2026 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	152,608	105,925	\$98,296
5 MILE	395,956	343,752	\$99,630

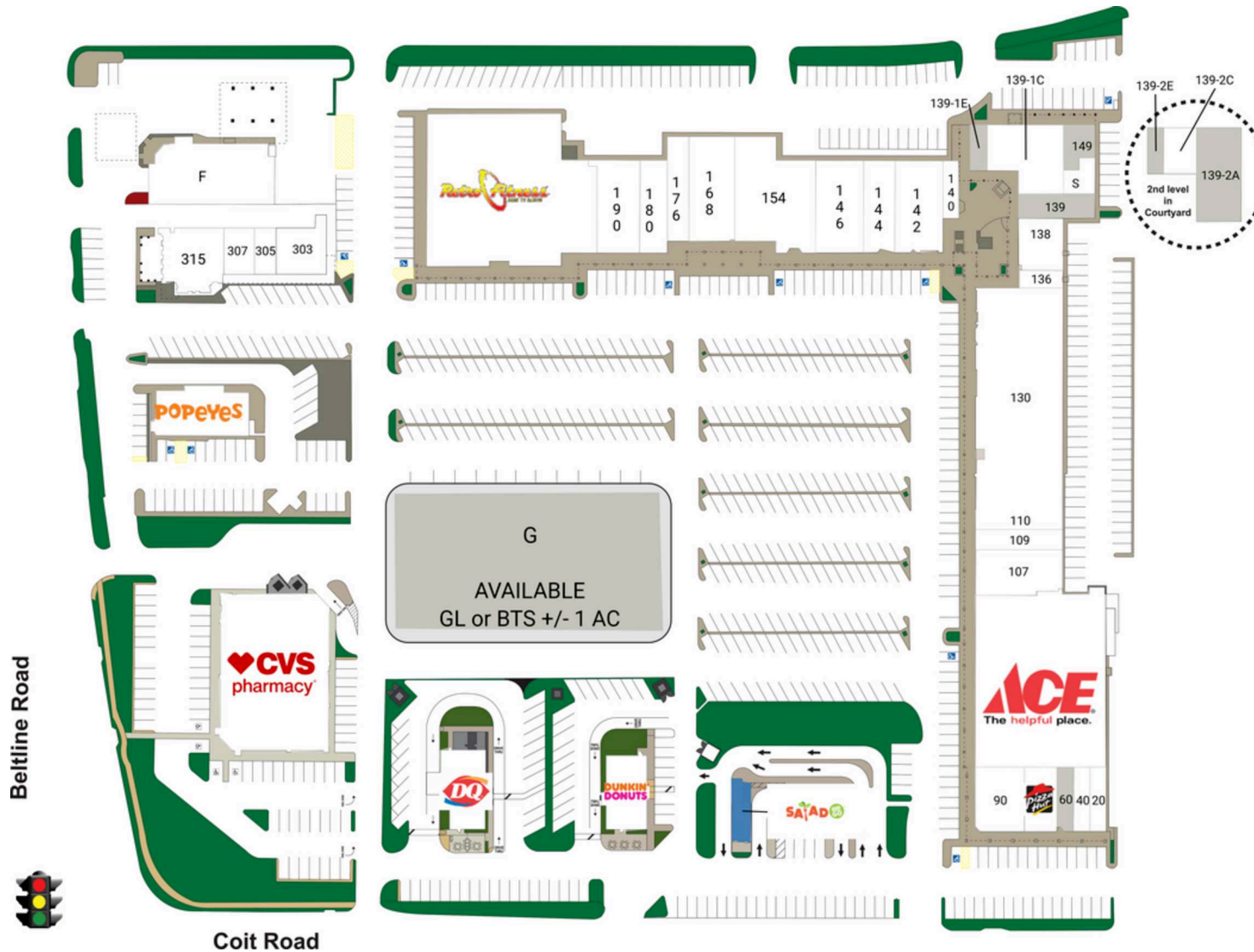
LEASING CONTACT

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TENANT	SQFT
A Salad and Go	811
B Dunkin' Donuts	2,500
C Dairy Queen	3,000
D CVS Pharmacy, Inc.	13,111
E Popeye's	3,407
F Big Lou's Car Wash	5,890
G Available	1.0 ac
20 Coit Shoe Repair	825
40 Solar Nail & Spa	804
60 Available	825
80 Pizza Hut	1,650
90 Athletico Physical...	2,475
100 Ace Hardware	17,989
107 Texas Dentistry fo...	3,066
109 Framing Studio & G...	1,204
110 Valley Wings	1,531
130 Biolife	15,177
136 Fiddle & Bow	550
138 Eating Royally	1,821
139 Available	1,417
139-1C Salon A La Mode	3,625
139-1E Available	633
139-2A Available	3,272
139-2C The Dental Ranch	1,200
139-2E Available	600
140 Silhouette Patterns	770
142 Petals & Stems	3,470
144 Fire Plug Grooming	2,320
146 Deep Cuts	3,527
149 Available	1,019
154 Kosher Palate Groc...	4,588
168 Best Little Retrea...	5,325
176 Dance Studio	1,800
180 Challenge Island	2,000
190 Legacy Monograms	3,230
200 Retro Fitness	18,900
303 Craftsman Cleaners	1,927
305 The Mail Stop	800
307 Donut Palace	1,200
315 Roman Cucina Itali...	2,910