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, Fifth Third Bank, 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.	43,204 V.P.D.
COIT RD.	44,189 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	155,899	104,401	$109,862
5 MILE	404,035	339,027	$110,577

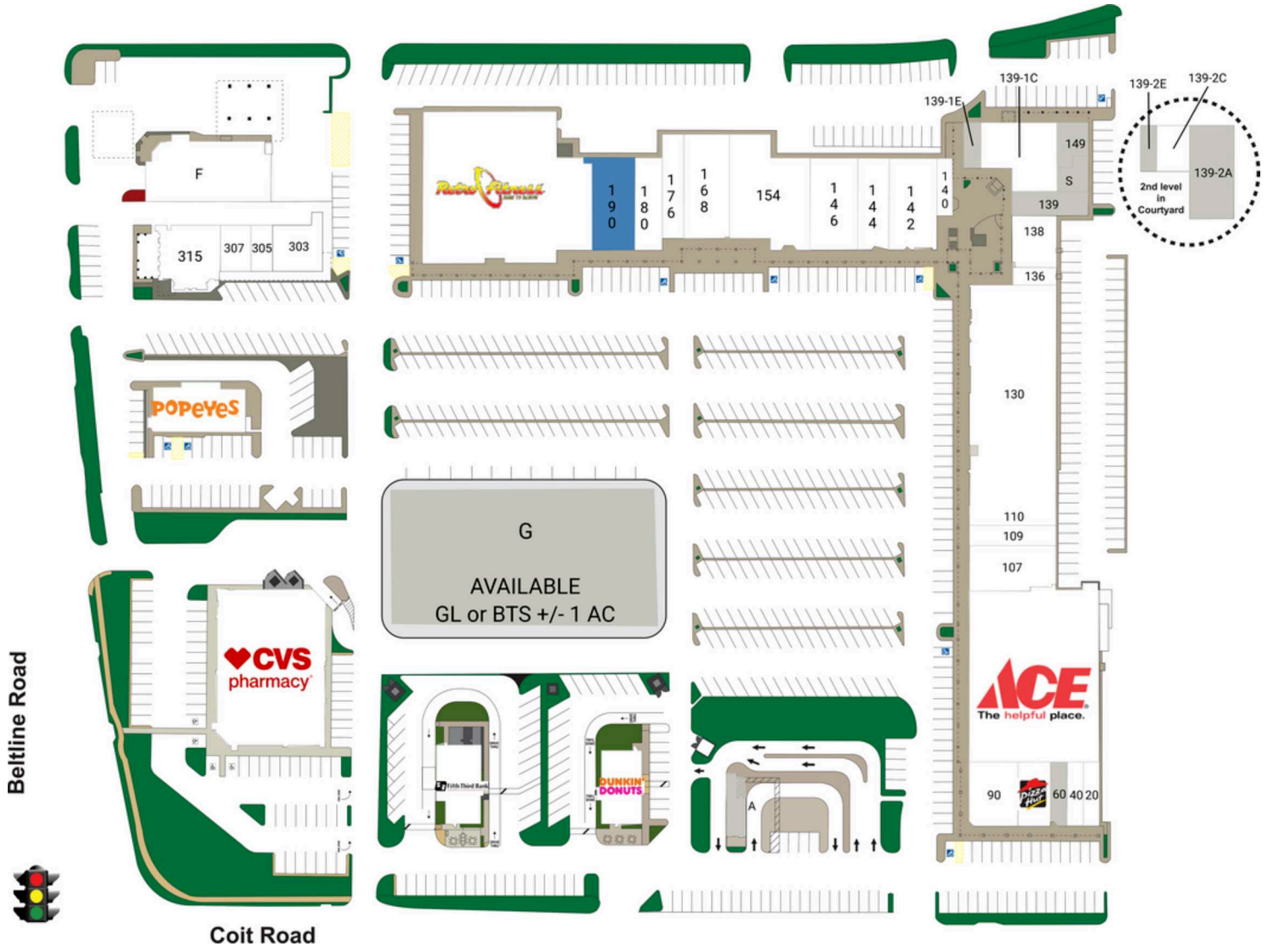
LEASING CONTACT

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Availability Potential Availability

	TENANT	SQFT
A	Available	811
B	Dunkin' Donuts	2,500
C	Fifth Third Bank	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	1,032
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

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