



## PROPERTY OVERVIEW

Mixed use property located along Campbell Road just east of Hwy 75. Commonly known as the Telecom Corridor, the market contains over 25mm square feet of office space and accounts for over 130,000 jobs. Tenant mix includes: First Watch, Comerica Bank, Taco Ocho, and Chewy.

GLA: 72,507 SF    WEB LINK: [jahrealty.propertycapsule.com/telecomexchange](http://jahrealty.propertycapsule.com/telecomexchange)

## DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	112,387	91,403	\$80,011
5 MILE	376,493	202,428	\$69,387

## LEASING CONTACT

**JAH REALTY**  
 1717 Main Street, Suite 2600  
 Dallas, Texas 75201  
 P 214-220-0274  
[dfwleasing@jahco.net](mailto:dfwleasing@jahco.net)



TENANT	SQFT
101 First Watch	3,691
103 Teriyaki Sensei	2,045
104 USA Vein Clinics	2,912
106 Poshe Nails & Spa	2,912
108 Golden Shawarma	1,900
109 Taco Ocho	2,285
300 Chewy	57,120

**LEASING CONTACT**

**JAH REALTY**

1717 Main Street, Suite 2600, Dallas, Texas 75201 | 214-220-0274 | dfwleasing@jahco.net