

# COTTONWOOD CROSSING

4070 N. BELT LINE ROAD, IRVING, TX



## PROPERTY OVERVIEW

This infill neighborhood shopping center is located just north of SH 183 only a short drive from the DFW Airport, which boasts over 65 million travelers per year. The center benefits from a robust daytime population of over 300,000 in a five-mile radius, strong traffic counts along Belt Line Road, and superior access with 6 ingress egress points throughout. Nearby traffic drivers include: CVS, McDonalds, Sonic, and Kroger.

## TRAFFIC COUNTS

WALNUT HILL LN	24,100 VPD
N BELTLINE RD	41,000 VPD

GLA: 57,571 SF    MSA: Dallas-Fort Worth    WEB LINK: [jahrealty.propertycapsule.com/cottonwoodcrossing](http://jahrealty.propertycapsule.com/cottonwoodcrossing)

## DEMOGRAPHICS

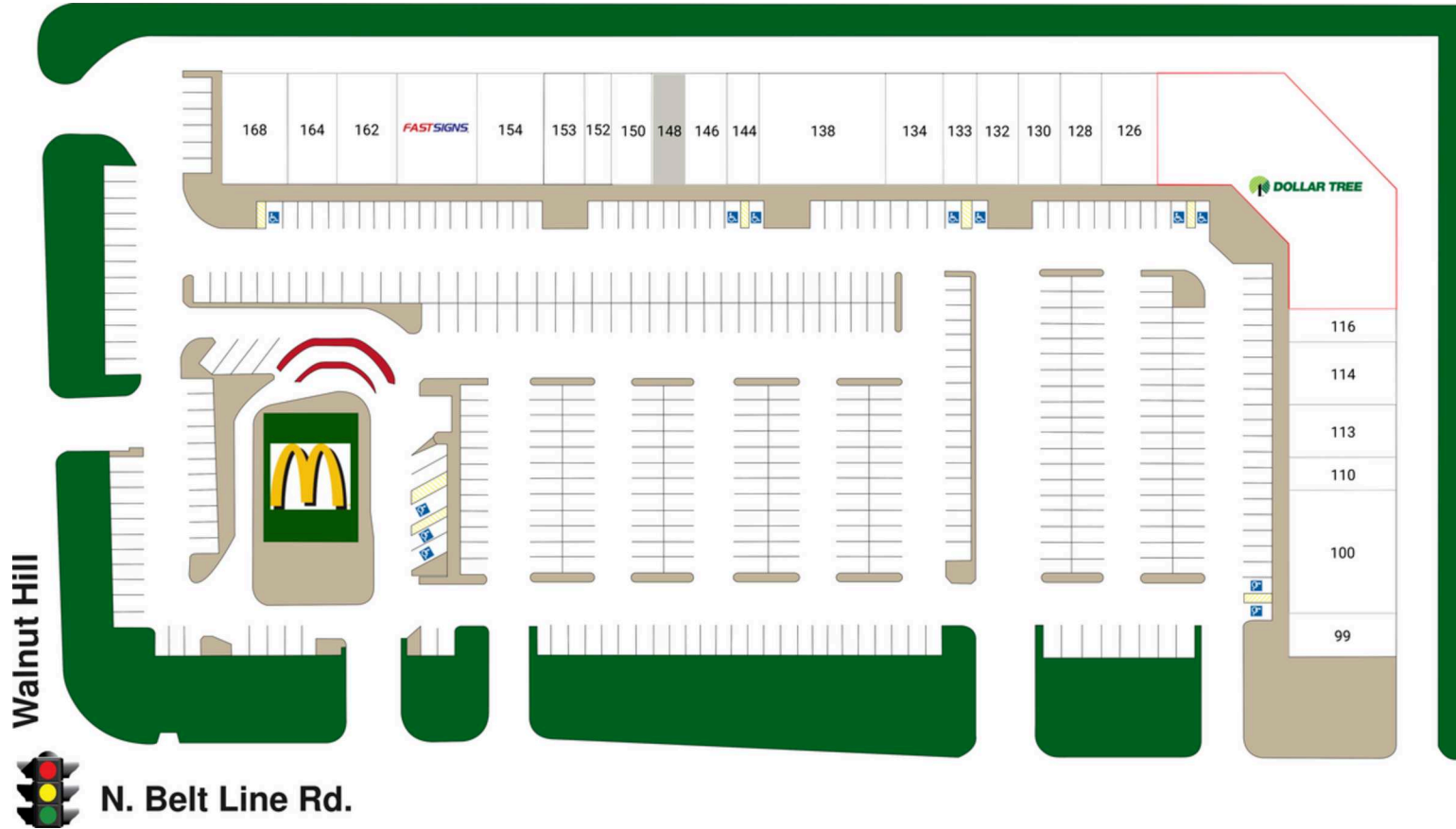
2025 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	105,689	86,648	\$83,561
5 MILE	241,749	191,237	\$92,014

## LEASING CONTACT

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TENANT	SQFT
99 Affordable Irving ...	1,218
100 Po Melvin's Restau...	4,649
110 Numi Hair Studio	1,176
113 Marco's Pizza	1,309
114 Liquor Store	2,724
116 State Farm Insurance	1,200
118 Dollar Tree	10,373
126 Express Personnel	2,107
128 Lola's African Mar...	1,550
130 Subway	1,550
132 H&R Block	1,550
133 Wings 88	1,209
134 Meridian Dental	2,170
138 Nanglo	4,650
144 Beverly Hills Nails	1,200
146 Perfumes to Go	1,590
148 Available	1,240
150 Thai Restaurant	1,550
152 DHL	930
153 Regional Finance	1,550
154 Wal-belt Cleaners	2,480
156 FastSigns	2,881
162 Roland's Jamaican ...	2,375
164 Lushkara Indian Bo...	1,860
168 Tilson Eyecare	2,480

Non-Controlled Availability

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