

COTTONWOOD CROSSING

4070 N. BELT LINE ROAD, IRVING, TX

JAH
REALTY



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	24,314 VPD
N BELTLINE RD	34,630 VPD

GLA: 57,571 SF

MSA: Dallas-Fort Worth

WEB LINK: jahrealty.propertycapsule.com/cottonwoodcrossing

DEMOGRAPHICS

2026 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

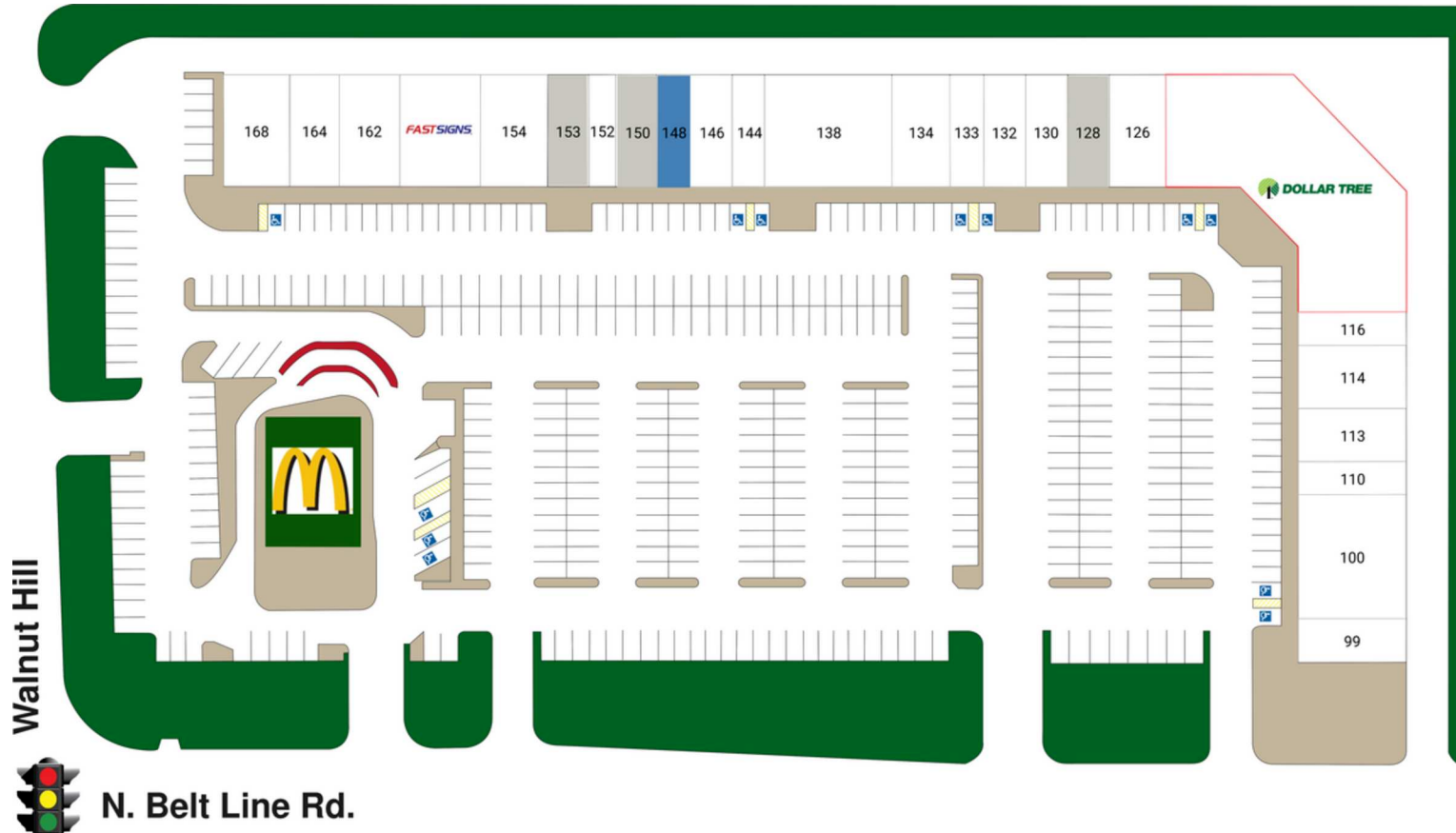
KURT BRADLEY

1717 Main Street, Suite 2600
Dallas, Texas 75201
P 214-294-5911 | C 310-384-4373
kurt.bradley@jahco.net

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Non-Controlled Availability Potential Availability

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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 Available	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 XOXO Boba	1,240
150 Available	1,550
152 DHL	930
153 Available	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