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	23,606 VPD
N BELTLINE RD	31,679 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	110,165	82,962	$97,150
5 MILE	250,005	186,455	$105,648

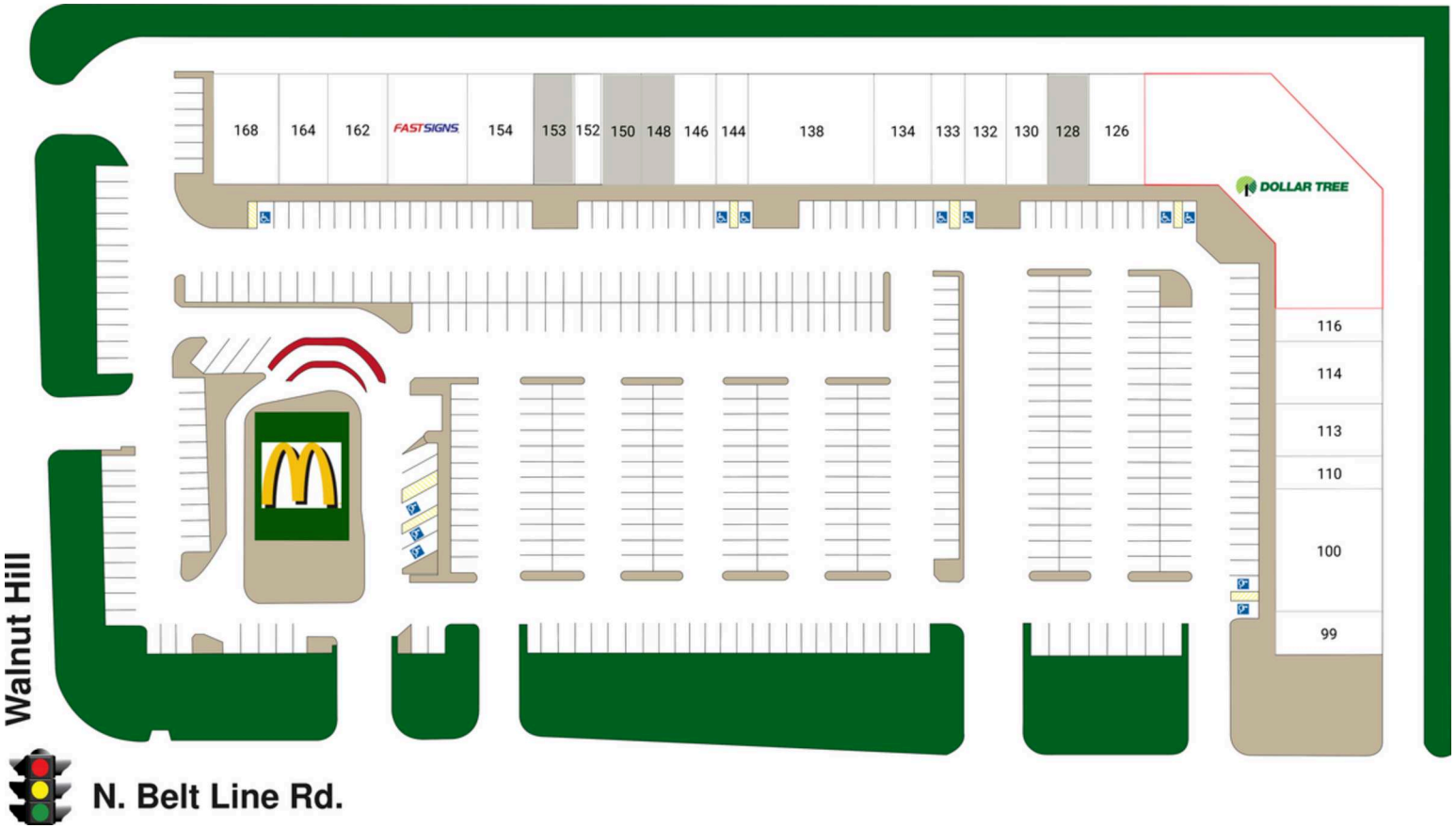
LEASING CONTACT

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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	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	Available	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

Non-Controlled Availability Potential Availability

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