



## PREMIER PARK CITIES LOCATION

5757 West Lovers Lane is a three-story retail/office building located on the miracle mile in the Park Cities retail and restaurant corridor. Join tenants City Cafe To Go, The Dental Method, Farmers Insurance, Century 21 Judge Fite, The Barre Code in this exclusive property.

## PROPERTY OVERVIEW

Rental Rates: Negotiable  
Available Office Space: 2,513 SF  
NNN's: \$9.64 PSF

## TRAFFIC COUNTS

Dallas North Tollway: 69,469 CPD  
Lovers Lane: 19,659 CPD

## DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	14,428	141,947	376,435
Median Age:	37.4	33.7	32.2
Median HH Income:	\$158,119	\$115,014	\$89,582

## TENANT ROSTER

### FIRST FLOOR

SUITE	TENANT	SF
101	City Cafe	4,529
108	City Cafe TO GO	2,450
109	The Detal Method	2,170
111	Crown Salon	1,305
113	Butler Cleaners	717

### SECOND FLOOR

SUITE	TENANT	SF
<b>213</b>	<b>AVAILABLE</b>	<b>2,513</b>
215	Strauss Marketing	1,820
217	Freddie Poole Martial Arts	4,275
221	Farmers Insurance	505

### THIRD FLOOR

SUITE	TENANT	SF
301	Century 21 Judge Fite	2,200
305	Park Cities Studios	1,195
307	John Derryberry Photography	752
310	WoodHouse	2,100
350	The Barre Code	1,508
360	Hearthside Development	1,827

## SITE PLAN

