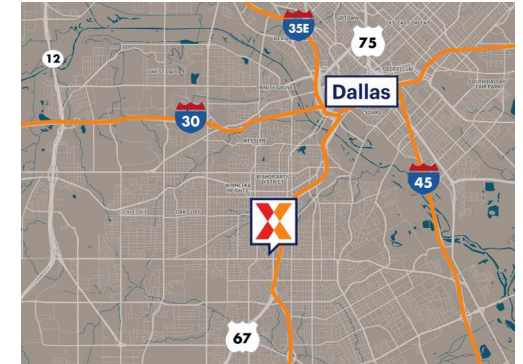


Dallas-Fort Worth-Arlington, TX

655 West Illinois | Dallas, TX 75224



Center Size: 574,143 SF



Demographics	1 Mile	3 Mile	5 Mile
	20,221	153,756	313,314
	6,144	51,734	112,860
	\$75,844	\$82,182	\$87,469

\$52M center redevelopment, adding Target and Burlington Stores, underway with completion scheduled for 2026

Highly trafficked center drawing an estimated 6.8M+ annual visits (Placer.ai 2024)

Anchored by Kroger, LA Fitness, Ross Dress for Less,
Burlington & El Rancho Supermercado

High visibility at the NW corner of W Illinois Ave with 32K+ vehicles daily and S Zang Ave with 14K vehicles daily just 4 miles south of downtown Dallas (Kalibrate 2022)

Located just West of I-35E with 180K+ vehicles daily
in one of Dallas' most established neighborhoods
Oak Cliff (Kalibrate 2022)

Surrounded by a dense population of 153K+ and a strong daytime population of 153K+ within a 3-mile radius

Wynnewood Village

Dallas-Fort Worth-Arlington, TX

32.7243, -96.8333
655 West Illinois | Dallas, TX 75224



Available Space

B-1	2,500 SF
B-2	2,355 SF
FSB4	6,000 SF
25	2,280 SF
30	640 SF
40	1,604 SF
41	1,758 SF
45	3,540 SF
51	3,426 SF
59	2,148 SF
64	3,275 SF
73	0 SF
88	3,211 SF
94	4,173 SF
97	1,650 SF
98	1,656 SF
106	3,961 SF

Current Retailers

FSB1	Burger King	2,802 SF	55	Cici's Pizza	5,844 SF
FSB2	Popeyes	2,802 SF	56/57	Mi Doctor	10,854 SF
FSB3	Target	111,000 SF	57A	Citi Trends	12,929 SF
FSB5	Raising Cane's	0 SF	58	Accident & Injury	8,603 SF
01	Sprint	2,800 SF		Chiropractic	
02	Citi Dental	2,200 SF	60	El Rancho	19,565 SF
03	Southside Mixed Martial Arts	4,600 SF	62	Rico's Paleteria y Botanas Locas	3,300 SF
04	GameStop	1,600 SF	65	Milano Nails	4,559 SF
05	Smoothie King	1,600 SF	66	Excel Dental Clinic	3,200 SF
06	Wingstop	1,980 SF	67	H&R Block	2,800 SF
07	Little Caesars Pizza	1,220 SF	68	Shu Deals	3,650 SF
08	My Eye Lab	2,000 SF	69	Kids Empire	14,650 SF
09	Service Loans	1,200 SF	70	Chase	4,500 SF
10	It's Fashion	6,400 SF	74	Bath & Body Works	5,808 SF
11	SKECHERS	9,750 SF	75	James Avery	2,211 SF
12	Sherwin-Williams	5,000 SF		Craftsman	
14	Foot Locker	10,945 SF	76	Five Below	11,500 SF
15	Subway	1,150 SF	78	Ross Dress for Less	30,443 SF
16	Signature Loan Company	1,028 SF	79	Burlington	26,000 SF
17	AT&T	2,229 SF	87	DaVita Dialysis	14,000 SF
18	Blossom Best Brow Art	595 SF	89	Divine Cutz	1,120 SF
19	Rainbow	5,601 SF	90	Top's Cafe	3,237 SF
20	Management Office	2,178 SF	91	America's Best Contacts & Eyeglasses	5,213 SF
21	VSSI	1,140 SF	92	Rent-A-Center	4,395 SF
22	V.A.H. Cleaners	1,097 SF	93	Acute Response Clinic	5,915 SF
23	Personal Finance	1,089 SF		AB Wings	2,640 SF
24	Dr. Johnny L. Gates, MD	1,089 SF	95	Metro PCS by T-Mobile	2,640 SF
26	The Hamptons Barbershop	1,173 SF	99	BMA South Oak Cliff Dialysis	15,600 SF
27	Jackson Hewitt	1,185 SF		Dollar Tree	14,000 SF
31	Taco Bell	2,160 SF	100	Kroger	51,000 SF
48	Sally Beauty Supply	2,068 SF	101	Wynnewood Washateria	2,050 SF
49	Crickit	1,102 SF	104	The Car Spot	1,350 SF
50	OneMain Financial	1,610 SF		LA Fitness	34,000 SF
50A	U.S. Navy Recruiting	1,315 SF	105		
53	Capital One Cafe	3,088 SF	107		
54	Dollar General	9,475 SF			