

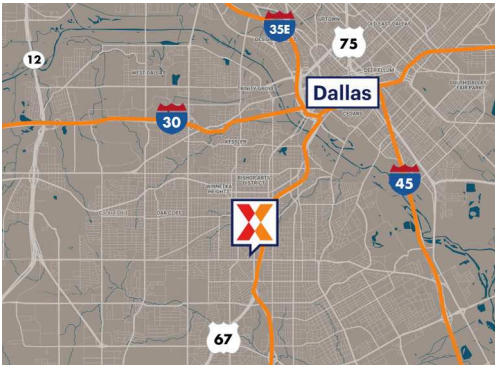
Wynnewood Village

Dallas-Fort Worth-Arlington, TX

32.7243, -96.8333
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

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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
99	15,600 SF
106	3,961 SF

Current Retailers

FSB1	Burger King	2,802 SF	54	Dollar General	9,475 SF
FSB2	Popeyes	2,802 SF	55	Cici's Pizza	5,844 SF
FSB3	Target	111,000 SF	56/57	Mi Doctor	10,854 SF
FSB5	Raising Cane's	0 SF	57A	Citi Trends	12,929 SF
01	Sprint	2,800 SF	58	Accident & Injury	8,603 SF
02	Citi Dental	2,200 SF		Chiropractic	
03	Southside Mixed Martial Arts	4,600 SF	60	El Rancho	19,565 SF
			62	Rico's Paleteria y Botanas Locas	3,680 SF
04	GameStop	1,600 SF		Milano Nails	4,559 SF
05	Smoothie King	1,600 SF	65	Excel Dental Clinic	3,200 SF
06	Wingstop	1,980 SF	66	H&R Block	2,800 SF
07	Little Caesars Pizza	1,220 SF	67	Shu Deals	3,650 SF
08	My Eye Lab	2,000 SF	68	Kids Empire	14,650 SF
09	Service Loans	1,200 SF	69	Chase	4,500 SF
10	It's Fashion	6,400 SF	70	Bath & Body Works	5,808 SF
11	SKECHERS	9,750 SF	74	James Avery	2,211 SF
12	Sherwin-Williams	5,000 SF	75	Craftsman	
14	Foot Locker	10,945 SF		Five Below	11,500 SF
15	Subway	1,150 SF	76	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	White Dog Ship & Print	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		Rent-A-Center	4,395 SF
22	V.A.H. Cleaners	1,097 SF	92	Acute Response Clinic	5,915 SF
23	Personal Finance	1,089 SF	93	AB Wings	2,640 SF
24	Dr. Johnny L. Gates, MD	1,089 SF	96	Metro PCS by T-Mobile	2,640 SF
26	The Hamptons Barbershop	1,173 SF		Dollar Tree	14,000 SF
27	Jackson Hewitt	1,185 SF	100	Kroger	51,000 SF
31	Taco Bell	2,160 SF	101	Wynnewood Washateria	2,050 SF
48	Sally Beauty Supply	2,068 SF	104	The Car Spot	1,350 SF
49	Cricket	1,102 SF	105	LA Fitness	34,000 SF
50	OneMain Financial	1,610 SF			
50A	U.S. Navy Recruiting	1,315 SF			
53	Capital One Cafe	3,088 SF	107		