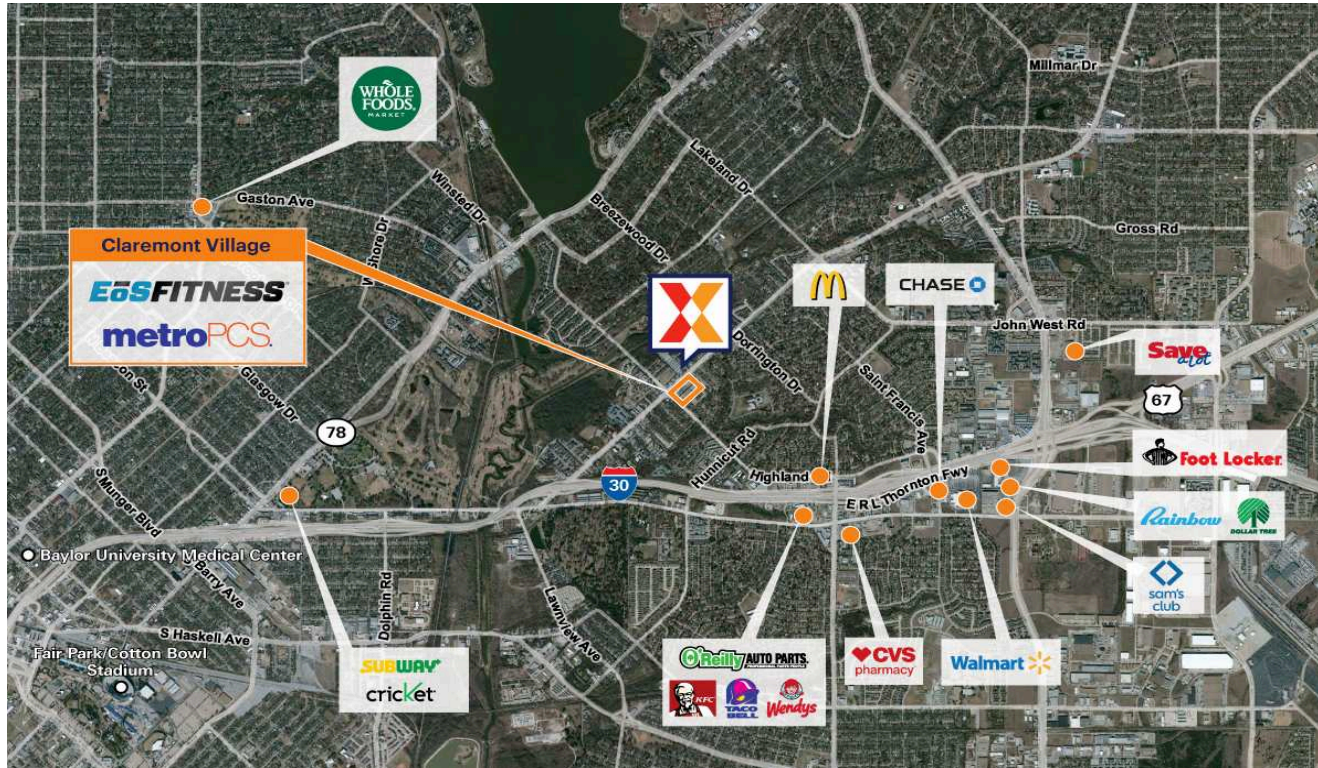


Claremont Village

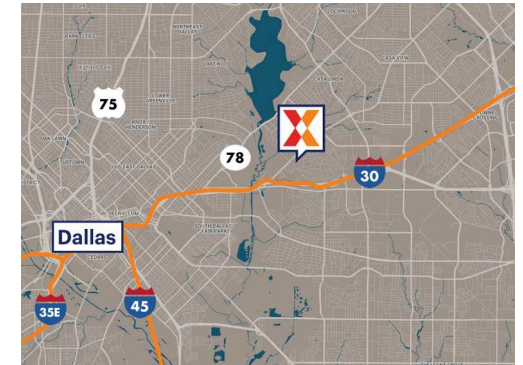
Dallas-Fort Worth-Arlington, TX

32.802, -96.7135

8080 Ferguson Road | Dallas, TX 75228



Center Size: 66,980 SF



Demographics	1 Mile	3 Mile	5 Mile
	13,055	118,762	394,449
	5,250	45,031	162,392
	\$93,138	\$93,508	\$98,261

Retail space for lease surrounded by a dense population of 118,000+ with an average household income of \$98,000+ within a 3-mile radius

Shopping center in Dallas with top national retailers including Little Caesars Pizza & MetroPCS

One of only two prominent shopping centers in the area

Conveniently located retail space just one mile north of I-30

Grocer visibility at intersection of Ferguson Rd. (22,000 VPD) and Highland Rd. (7,500 VPD)

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Current Retailers

N.A.P.	Chevron	0 SF
01	SKM Group, Inc	1,800 SF
02	Family Dollar	9,060 SF
03	Metro by T-Mobile	1,860 SF
04	EoS Fitness	42,740 SF
05	Advantage Dental	3,000 SF
05A	Little Caesars Pizza	1,200 SF
06/07	Pro Fades Barber Academy	4,800 SF
08	Total by Verizon	1,800 SF
10	Church's Fried Chicken	720 SF
11	Watermill Experss	325 SF

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