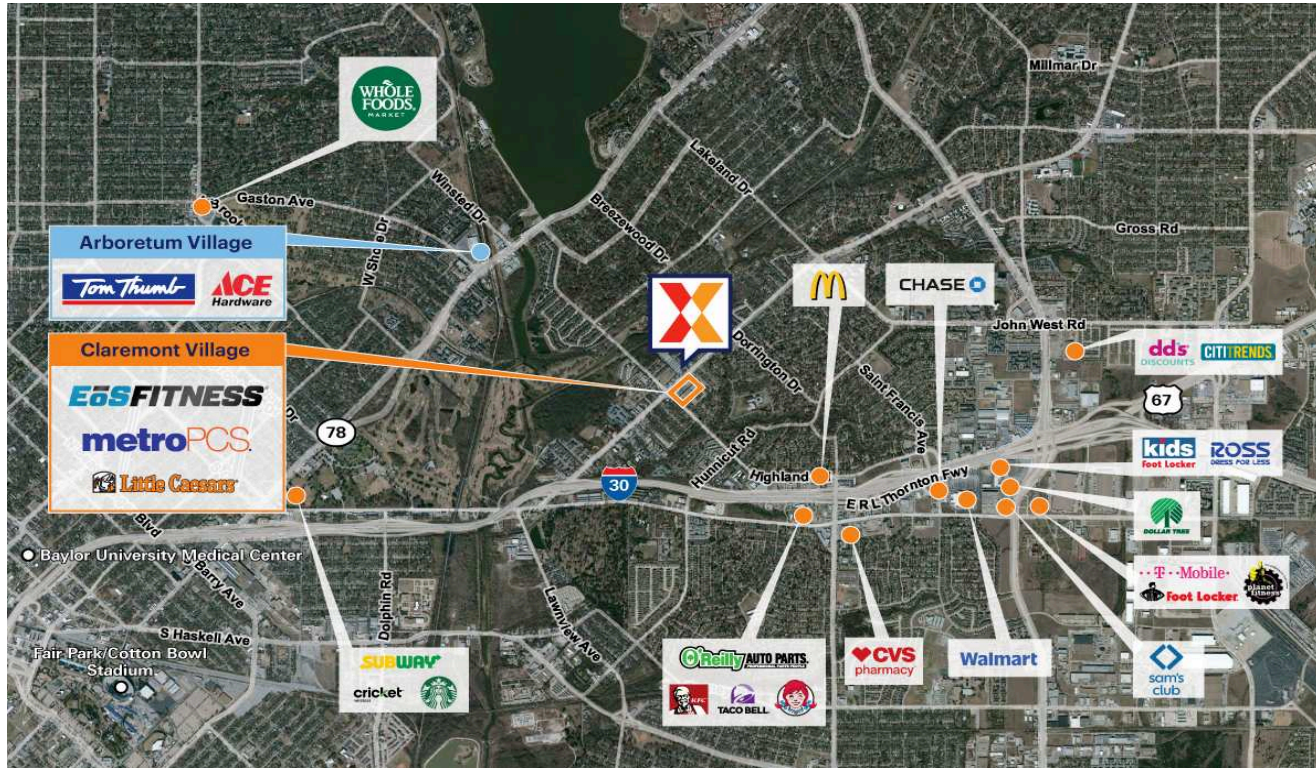


# Claremont Village

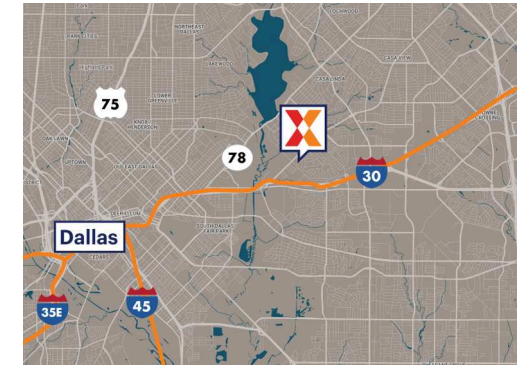
Dallas-Fort Worth-Arlington, TX




32.802, -96.7135

8080 Ferguson Road | Dallas, TX 75228



Center Size: 66,980 SF



Demographics	1 Mile	3 Mile	5 Mile
	13,076	118,233	393,571
	5,253	44,869	162,106
	\$118,306	\$114,069	\$118,419

Anchored by EoS Fitness with top national retailers including Little Caesars & MetroPCS

High visibility from 24K+ vehicles daily on Ferguson Rd (Kalibrate 2022)

Surrounded by a dense population of 118K+ residents within an affluent trade area with an avg household income of \$114K+ within a 3-mile radius

One of the two prominent shopping centers in the area conveniently located 1 mile north of I-30 which has 180K+ vehicles daily (Kalibrate 2022)

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### Available Space

06/07	4,800 SF
08	900 SF
09	900 SF

### 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
10	Church's Fried Chicken	720 SF
11	Watermill Experss	325 SF

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