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# Your Corner of Dallas

Designer brands, premium services, patio dining, and an urban greenspace converge at one of Dallas' most exciting shopping districts. With a trade area of nearly one million that encompasses some of the city's wealthiest neighborhoods, The Shops at Park Lane attracts discerning, savvy shoppers.

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- GLA: 927,877 SF
  - Retail: 571,831 SF
  - Office: 463,226 SF
  - 571 Residential Units
  - 5,421 Parking Spaces



# No. 1 Shopping City

Dallas leads the nation  
in shopping centers  
per capita -D Magazine, 2019



# No. 2

Best Places for  
Businesses and Careers

-Forbes, 2019



# No. 6

Largest U.S. Metro Area

-Forbes, 2019



# 8

University campuses



# A Walk in The Park

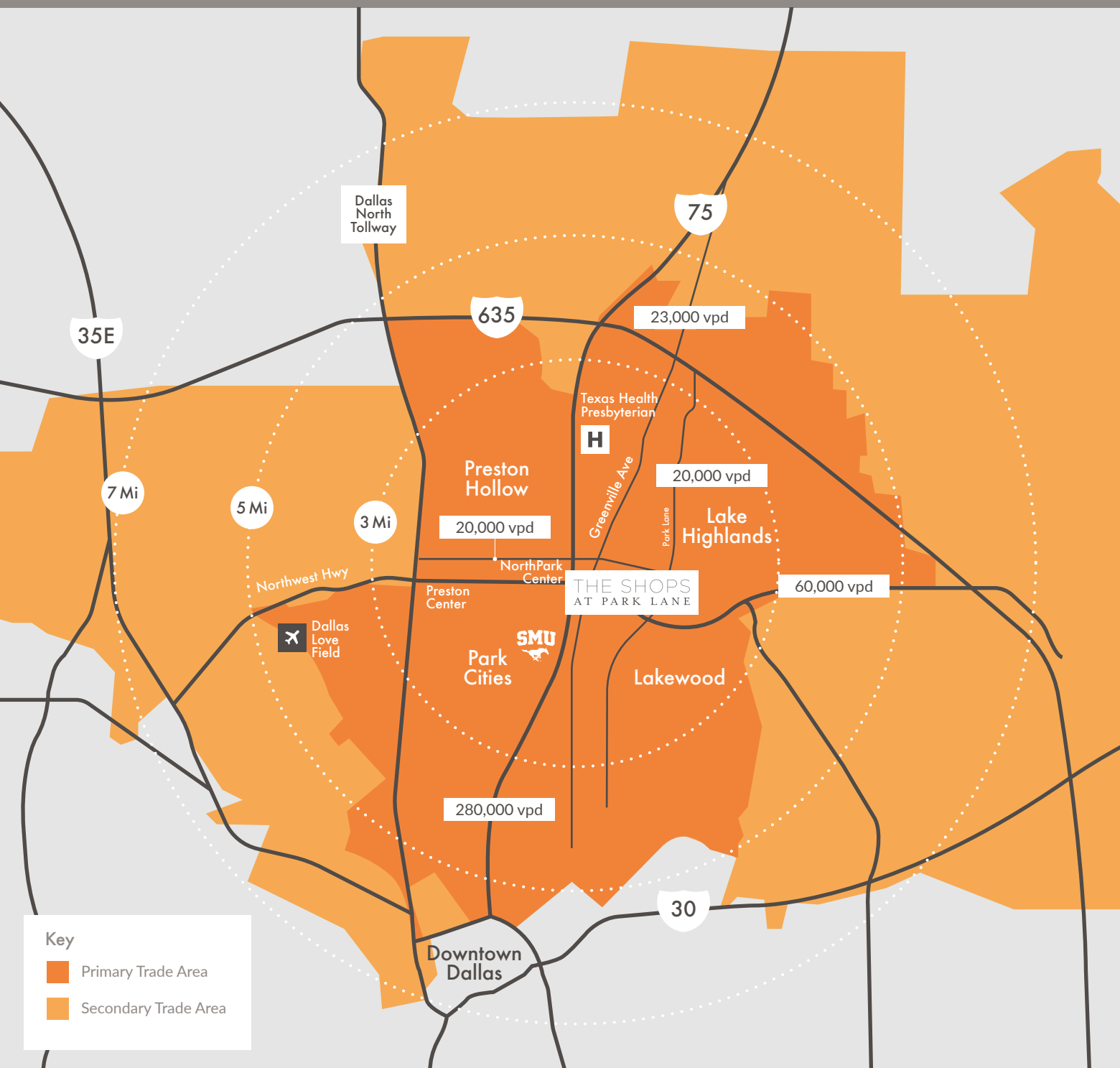
The Park at The Shops at Park Lane is the heartbeat of the property. The inviting space hosts regular community events, encouraging shoppers to gather and share authentic experiences.



# Trade Area

|              | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|
| Population   | 166,679   | 453,716   |
| Daytime Pop. | 213,489   | 525,890   |
| Average HHI  | \$130,798 | \$116,691 |
| Median Age   | 35.9      | 35.5      |

Source: esri, esri and gfk mri, U.S. census demographics, 2019







# Immediate Trade Area

Within a 1.5 mile radius

- 3.3 million SF office space
- 2,227 luxury residences
- 426 hotel keys

## Texas Health Presbyterian

- 1.6 million SF campus
- 5,000+ employees
- 800+ beds



Topgolf  
& Match.com  
Corporate  
HQs





98 Minutes

Dwell time

-Placer



Flagship  
Whole Foods  
Market

87,000 SF

400,000

Vehicles per day







## On-Site Schools

Aveda Institute Dallas  
*300 students enrolled*

Art Institute of Dallas  
*500 students enrolled*

Fusion Academy  
*100 students enrolled*







## What's Next

Innovative updates are coming to an existing 72,000 SF space that sits at the edge of The Park. The renovation is designed with the evolving retail landscape in mind, creating exciting, flexible opportunities for brands.



# THE SHOPS AT PARK LANE

- |                                |             |                            |                               |
|--------------------------------|-------------|----------------------------|-------------------------------|
| 1 Whole Foods Market           | 4 Ulta, DSW | 7 8020 Park Lane – Office  | 10 The Galleries at Park Lane |
| 2 Nordstrom Rack               | 5 Old Navy  | 8 The Heights at Park Lane | 11 Art Institute of Dallas    |
| 3 HomeGoods<br>Aveda Institute | 6 The Park  | 9 8080 Park Lane – Office  |                               |



## LEASING

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