

# 5433 E. GRAND AVENUE

DALLAS, TX



- Excellent opportunity for retail or office in the heart of East Dallas
- Great visibility from E. Grand Avenue with convenient access to I-30
- Minutes from Downtown Dallas, Fair Park, White Rock Lake, and The Dallas Arboretum

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	16,959	150,248	380,417
2023 Total Households	6,080	70,430	178,049
2023 Daytime Population	12,950	179,901	494,489
2023 Average HH Income	\$82,691	\$117,868	\$122,279

## TRAFFIC COUNTS:

I-30: 163,540 VPD  
E. Grand Avenue: 18,008 VPD

AVAILABILITY: 2,850 SF

NNN: \$2.50 PSF

LEASE RATES:  
PLEASE CALL FOR INFO

## AREA RETAILERS:



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**JAKE BURNS**

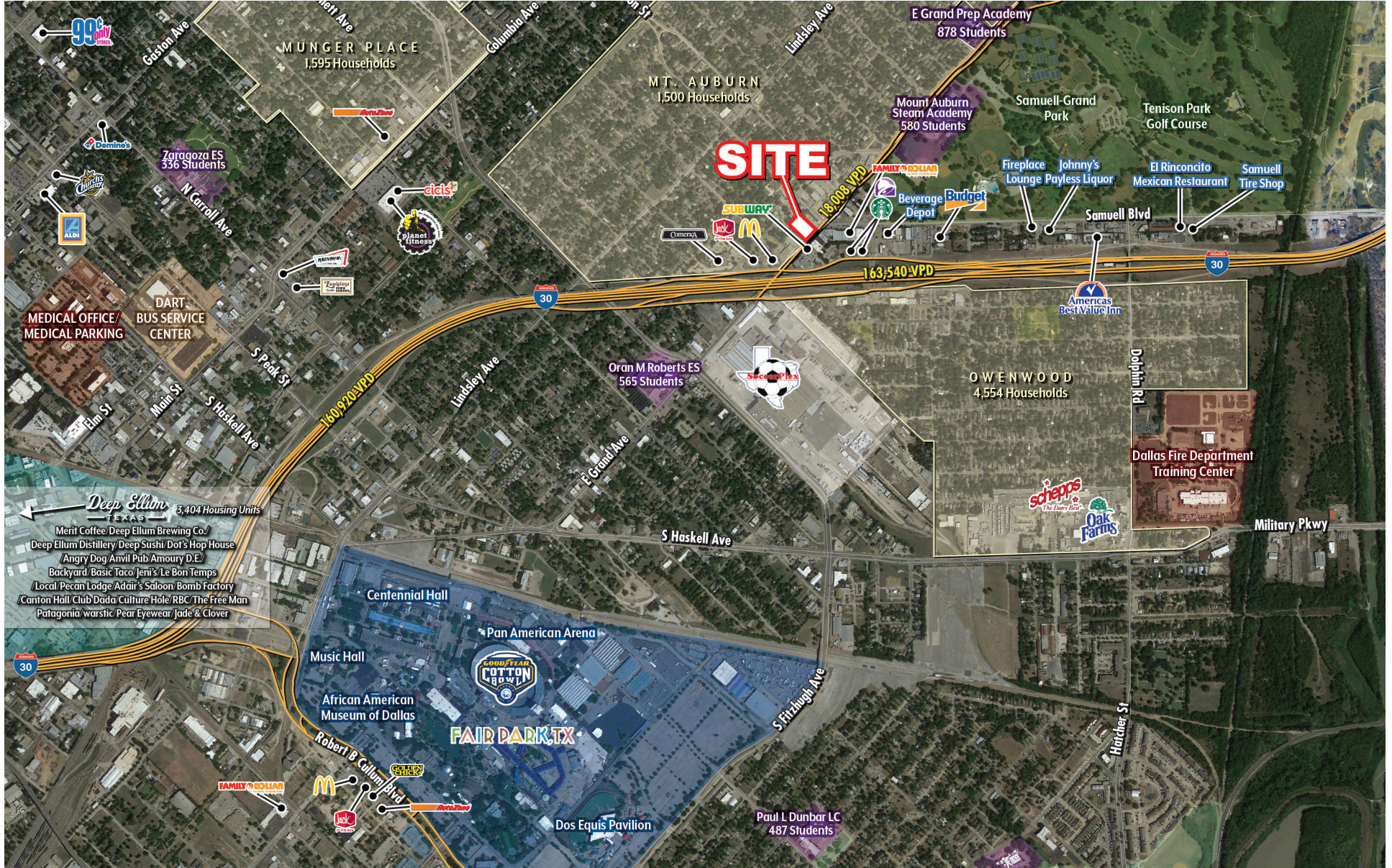
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