

ENTERTAINMENT | SHOWROOM IN THE HEART OF TRINITY GROVES

DALLAS, TX | 620 FABRICATION STREET



INDUSTRIAL | DISTRIBUTION | ENTERTAINMENT | SHOWROOM | ART GALLERY

PART OF THE TIN DISTRICT

CENTER SIZE: 1.29 AC

AVAILABILITY: 20,280 SF

FOR LEASE:
PLEASE CALL FOR DETAILS

AREA RETAILERS:

Commerce
Fork
FOOD CO
DALLAS TEXAS

De Novo
Bakery



500X GALLERY



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	13,165	143,898	359,894
2023 Total Households	5,366	71,662	159,635
2023 Daytime Population	12,489	319,025	586,728
2023 Average HH Income	\$98,931	\$111,126	\$107,441
2023 Median HH Income	\$62,509	\$74,516	\$66,356

TRAFFIC COUNTS:

Sylvan Ave: 22,120 VPD
Singleton Blvd: 15,590 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

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