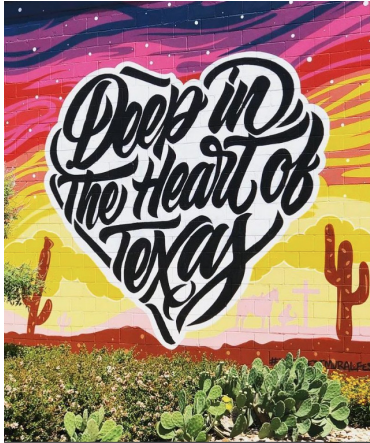
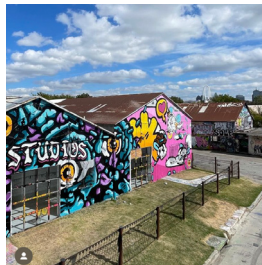


# GREAT OPPORTUNITY IN THE HEART OF THE TIN DISTRICT!

DALLAS, TX | 620 FABRICATION STREET



ENTERTAINMENT/EVENT SPACE FOR LEASE



"Inside large tin warehouses in West Dallas, south of Trinity Groves, 75+ contemporary artists are creating and designing in studios and art spaces that are off the beaten path. Street art and graffiti don the walls and alleyways, so it is easy to find once you know you are in it. The walls change daily, and any artist can come and paint over an existing mural. Here you'll find magnificent works from everyone from Dan Lam-who recently was featured in Architectural Digest -to Zeke Williams-whose work is in the collections of Toyota Headquarters and UT Southwestern and everyone in between." — Christy Berry, Compass Real Estate | Real Estate Broker

PARCEL SIZE: 1.29 AC

AVAILABILITY: 20,280 SF

FOR LEASE:  
PLEASE CALL FOR DETAILS

## RETAILERS:



500X GALLERY

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	12,822	142,771	358,802
2022 Total Households	5,114	70,478	157,394
2022 Daytime Population	13,610	303,295	565,313
2022 Average HH Income	\$96,817	\$113,796	\$107,014
2022 Median HH Income	\$62,746	\$77,805	\$68,200

## TRAFFIC COUNTS:

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



FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE

214.276.5282  
pcooke@theretailconnection.net

JILL TIERNAN

214.572.8424  
jtiernan@theretailconnection.net

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