# WHY HARWOOD?

Harwood is one of the few places in Dallas where the offices, the residences, and the hotels sit on the same walkable blocks — and everybody comes downstairs to eat. Class A offices and luxury residences fuel a steady lunch and after-work crowd, while Hotel Swexan and Hotel Crescent Court carry the energy well into the night. The result is a neighborhood that keeps attracting the operators and guests that make a location thrive. This is a rare restaurant opportunity at the center of it all.

## IN GOOD COMPANY

Harwood Arms · Docent · Doce Mesas · Nick & Sam's An Uptown Steakhouse · Sixty Vines · American Brasserie NDA Harwood • Dallas • Texas · The Ritz-Carlton · hôtel Swexan & Crescent Court

## *eat. drink. linger.*







**112,287**
daytime population
[1-mile]

**29,615 VPD**
on McKinnon Street

**3,700 SF**
Restaurant: 2,523 SF
Storage: 1,177 SF

**$154,955**
average HH income
[1-mile]