

RETAIL FOR LEASE

MIDWAY MILLS CROSSING

2650 Midway Road, Carrollton, TX 75006



MSCRE GROUP
COMMERCIAL REAL ESTATE EXPERTS



Prominent Retail Center

Over 66,000 Vehicle per Day on Midway & Trinity Mills
Easy Access to Dallas North Tollway, PG&T, SRT 121 & 635

AVAILABLE SF	1,550 SF - 4,200 SF
LEASE RATE	\$18.00 - \$ 33.00 SF/Yr (NNN)
LOT SIZE	5.60 Acres
BUILDING SIZE	72,801 SF
YEAR BUILT	1986
RENOVATED	2009
ZONING	Commercial
MARKET	Bent Tree and Carrollton
CROSS STREET	Trinity Mills
SIGNAGE	2 Monument Signs
INGRESS/EGRESS	5 Drive Ways, 3 Entries on Midway, 2 on Waypoint
TRAFFIC COUNTS	Over 66000 on Midway & Trinity Mills

Midway Mills Crossing Tenants

- Advanced Auto Parts
- Phenix Salon Suites
- Amazing Nails
- Dance Institute
- Salon Masc
- HM Beauty Supply
- Clique Dance & Fitness
- Diva Salon
- Front Porch Pantry
- Lady's Lounge
- Krav Maga Studio
- Black & Light Photo Studio
- Stratton Amenities



KW COMMERCIAL
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Each office is independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.mscredfw.com

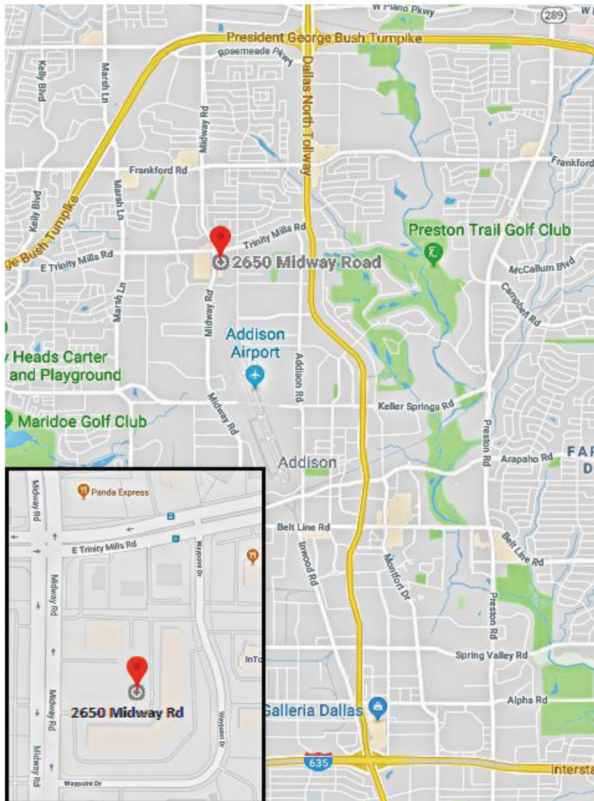
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MAJOR EMPLOYERS WITH 450 EMPLOYEES OR MORE IN THE AREA INCLUDE:

Halliburton Corp (Oil & Gas R&D)	1,300
McKesson Corp (Pharmaceuticals Distribution)	1,000
Western Extrusions (Aluminums Rolling Drawing & Extrusion)	900
Carrollton City Hall (Executive Office)	750
JCPenney Distribution (Distribution Center)	750
Baylor Medical Center (Hospital & Medical Center)	565
AER Manufacturing Inc (Engine Component Manufacturing)	500
ISS Facility Svc (Janitorial Service)	500
Hilton Reservation Worldwide (Reservation Service)	450

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2015 Estimated Population (est.)	20,645	128,874	357,149
2020 Project Population (prj.)	22,274	136,350	374,399
2015 Average HH	\$71,109	\$84,609	\$83,042

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