

Hillside Village

168,975 SF Neighborhood Center

NEQ Mockingbird Lane and Abrams Road, Dallas, TX 75214



Trade Area Demographics

2008 Estimates	One Mile	Two Mile	Three Mile
Population	13,240	67,634	175,255
Households	6,793	73,479	182,002
Average Household Income	\$96,427	\$79,018	\$78,347

Source: Claritas

Traffic Counts

Mockingbird East of Abrams	37,450
Mockingbird West of Abrams	28,560
Abrams South of Mockingbird	26,250
Abrams North of Mockingbird	22,450

Source - Co Star (All counts are 24 hour daily volume taken in 2004)

Available Space:

- Suite 302 - 1,222 SF
- Suite 310 - 7,264 SF
- Suite 358 - 4,910 SF

Key Tenants:

- Stein Mart
- Tuesday Morning
- VisionWorks
- Rex's Seafood
- Olivella's
- Dream Café



Twinrose
INVESTMENTS

Jim Tudor
jim@twinroseinvestments.com
Phone: (214) 989-4151
Fax: (214) 989-4159

Hillside Village



Tenant Name	Suite	Tenant Size	Market Rent
Main Building			
Available	302	1,222	\$30.00 NNN
VisionWorks	306	4,152	
Available	310	7,264	\$24.00 NNN
Livingston Hearing Aids	314	3,570	
Lakewood's 1s t & 10	316	4,956	
Studios of Sarah Strout	318	2,028	
Roza's Bakery	320	2,030	
Stein Mart	322	37,177	
Canal Clothing	341	1,290	
Salon Suites at Hillside Village	344	7,140	
PlayTri Performance Center	350	5,382	
Tuesday Morning	354	12,803	
Available	358	4,910	\$18.00 NNN
We Yogis	362	4,000	
Sally Beauty Supply	365	2,020	
Available	366	3,150	\$21.00 NNN
Crest Tailors	368	690	
Available	369	745	\$25.00 NNN
Dollar Tree	370	11,240	
Hillside Shoe Service	375	1,037	

Tenant Name	Suite	Tenant Size	Market Rent
Dream Café	380	4,610	
PK's Fine Wine	386	2,700	
Mockingbird Frontage Building			
Ebby Halliday	550	6,020	
Joe O's Cleaners	400	3,267	
Mike's Discount Beverages	401	2,860	
The Little Gym	410	4,323	
Pro Martial Arts	420	2,015	
Pinot's Palette	430	1,703	
Weight Watchers	440	1,600	
Texas Premier Title	450	3,725	
Mockingbird Swim	500	5,530	
Olivella's	525	2,000	
Free Standing Buildings			
7-Eleven	Pad	1,959	
Rex's Seafood Restaurant	Pad	3,838	
White Rock Coffee	Pad	480	
TOTAL		168,975	

The information contained herein was obtained from sources believed reliable; however, Twinrose Investments makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.