

FOR LEASE

ROSS AVENUE RESTAURANT SPACE

ROSS AVE & FREEMAN ST, DALLAS, TX 75202



Retail Science from CBRE

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CBRE



PROPERTY INFO

- + Next to iconic I.M. Pei building
- + Architecture by James Carpenter Design Associates & Gensler and glass design by John Lewis
- + Walkable from both uptown and downtown markets, roughly 40,000 people within 10-15 minute walk
- + Restaurant space with patio facing onto iconic Fountain Place plaza
- + Public parking available

AVAILABLE SPACE:

- + Approx 5,500 SF signature restaurant space

2016 Demographic Summary

	.5 Mile	1 Mile	2 Miles	3 Miles
Total Population	6,353	19,599	71,490	162,425
Daytime Population	6,460	19,862	72,697	165,820
Average HH Income	\$92,482	\$105,326	\$94,396	\$83,144
Median Age	31.5	31.8	32.5	33.0

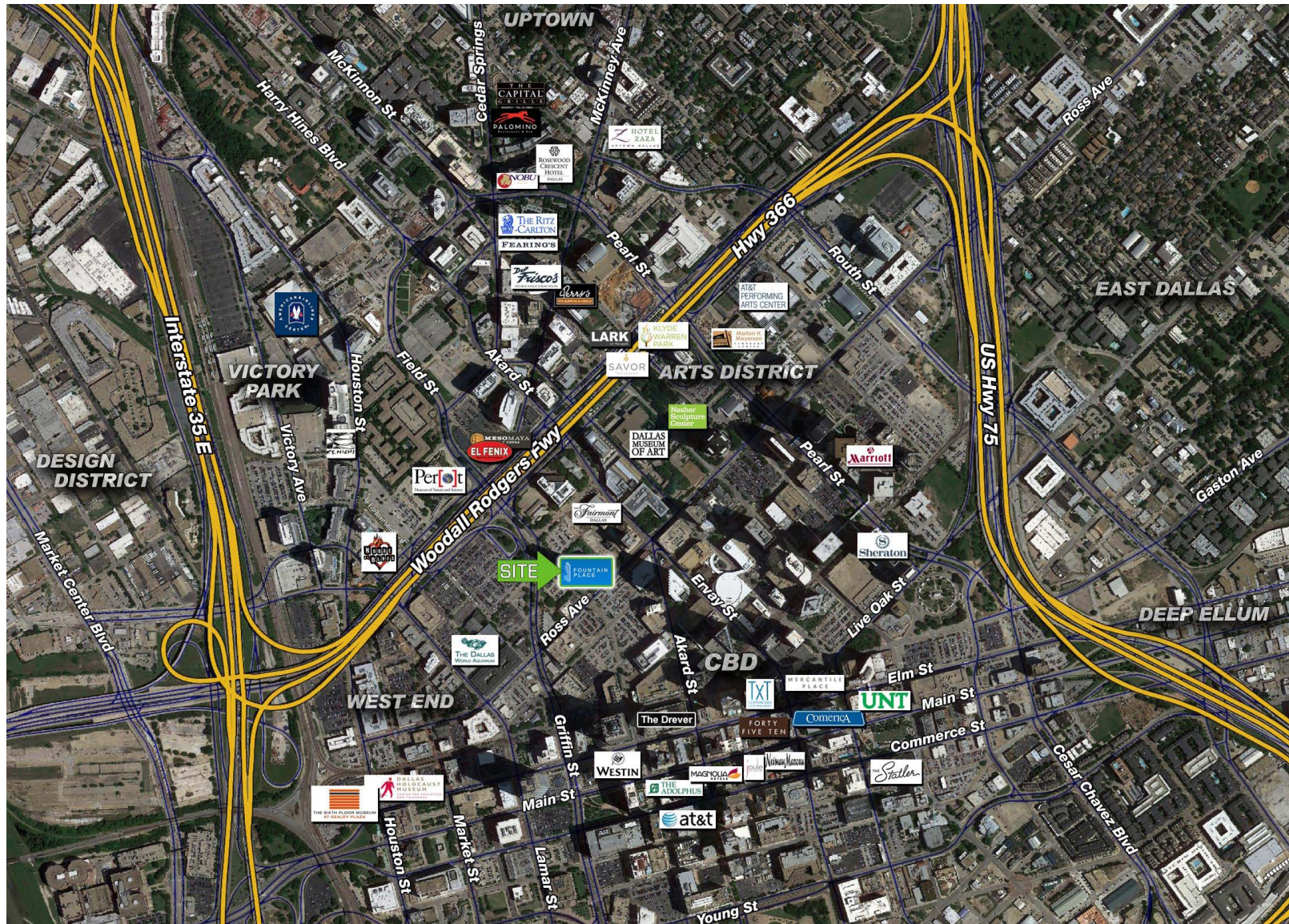


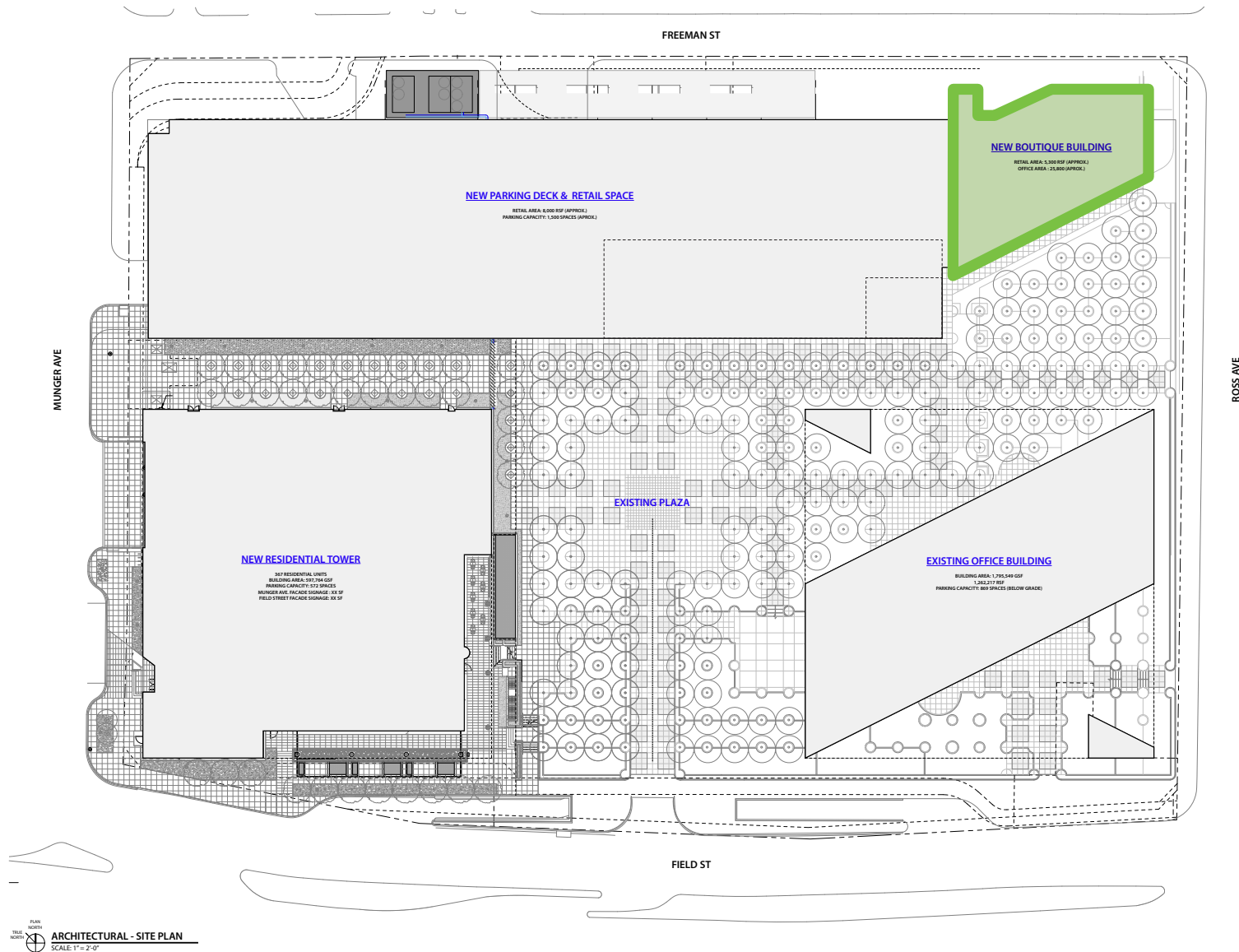
Traffic Counts

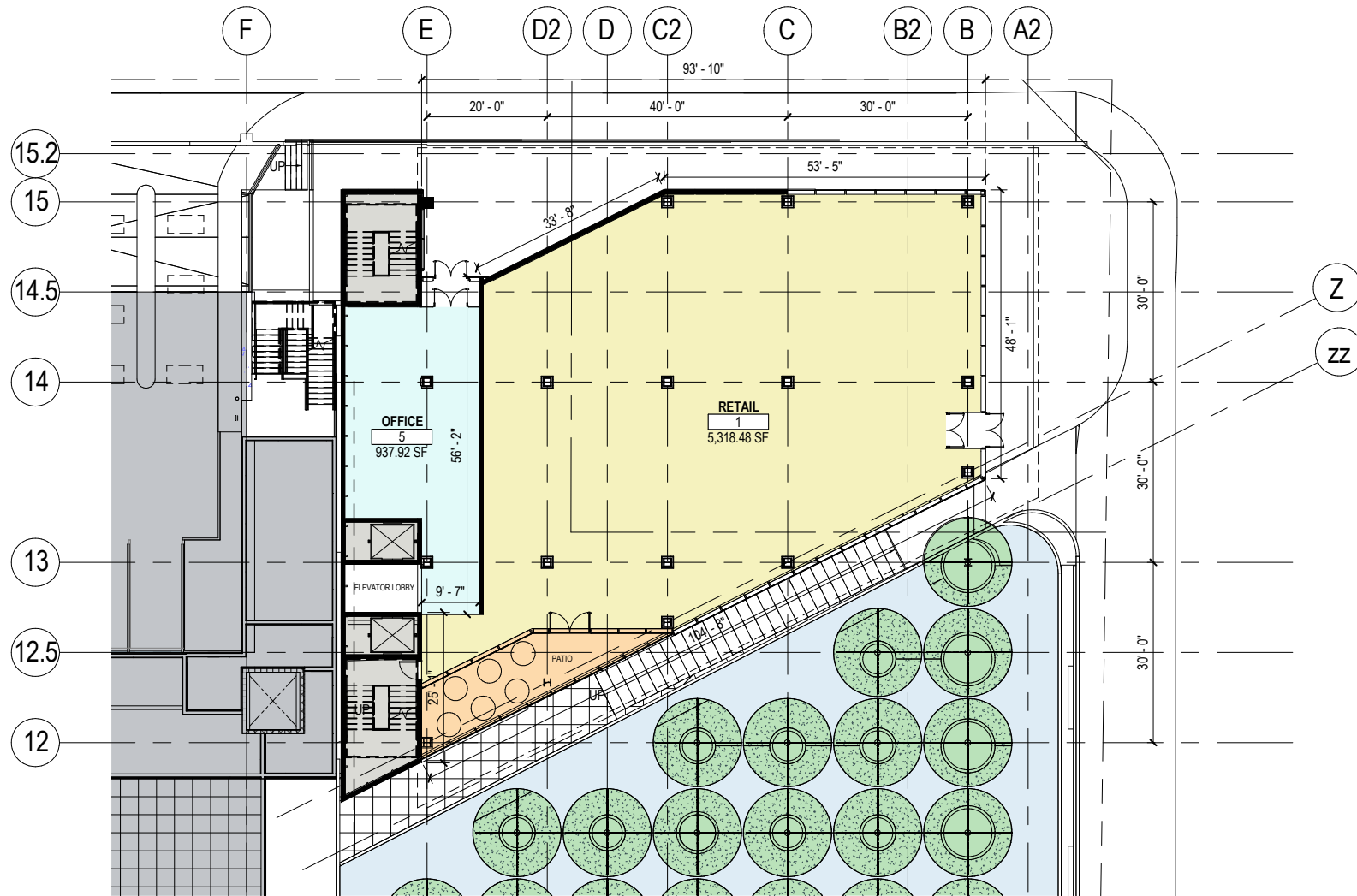
Field St	9,480 vpd
Ross Ave	11,824 vpd

Source: MPSI Estimate 2015

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GODDARD

Gensler

FOUNTAIN PLACE - OFFICE CONCEPT

PLAN STREET LEVEL

04/28/17

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