

Wynnewood Village

655 West Illinois | Dallas, TX 75224

Dallas County Dallas-Fort Worth-Arlington, TX 580,174 Sq Ft

32.7232, -96.8333



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|----------|----------|
| Population | 20,554 | 157,773 | 324,330 |
| Daytime Pop. | 14,598 | 158,735 | 453,715 |
| Households | 6,221 | 53,049 | 116,774 |
| Income | \$84,075 | \$92,033 | \$93,399 |

Source: Synergos Technologies, Inc. 2024

\$52M center redevelopment, adding Target and Burlington Stores, underway with completion scheduled for 2026

Highly trafficked center drawing an estimated 6.8M+ annual visits (Placer.ai 2024)

Anchored by Kroger, LA Fitness, Ross Dress for Less, Burlington & El Rancho Supermercado

High visibility at the NW corner of W Illinois Ave with 32K+ vehicles daily and S Zang Ave with 14K vehicles daily just 4 miles south of downtown Dallas (Kalibrate 2022)

Located just West of I-35E with 180K+ vehicles daily in one of Dallas' most established neighborhoods Oak Cliff (Kalibrate 2022)

Surrounded by a dense population of 153K+ and a strong daytime population of 153K+ within a 3-mile radius



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Available Spaces

| | | | | |
|----|-------------|------|------|-------------------|
| 03 | 4,600 Sq Ft | 360° | 70 | 0 Sq Ft |
| 21 | 1,140 Sq Ft | | 88 | 3,211 Sq Ft 360° |
| 25 | 2,280 Sq Ft | | 94 | 4,173 Sq Ft 360° |
| 40 | 1,750 Sq Ft | | 97 | 1,650 Sq Ft 360° |
| 41 | 1,750 Sq Ft | | 98 | 1,656 Sq Ft 360° |
| 45 | 3,540 Sq Ft | | 99 | 15,600 Sq Ft 360° |
| 51 | 3,426 Sq Ft | | 105 | 1,350 Sq Ft |
| 59 | 0 Sq Ft | | FSB4 | 6,000 Sq Ft |
| 64 | 3,275 Sq Ft | 360° | | |

Current Tenants Space size listed in square feet

| | | | | | |
|-----|------------------------------------|--------|---------|--------------------------------------|---------|
| 01 | Sprint | 2,800 | 60 | El Rancho Supermercado | 19,565 |
| 02 | Citi Dental | 2,200 | 62 | Rico's Paletaria y Bontanas Lo | 3,680 |
| 04 | Jersey Mike's | 1,600 | 65 | Milano Nail Spa | 4,559 |
| 05 | Smoothie King | 1,600 | 66 | Excel Dental Clinic | 3,200 |
| 06 | Wingstop | 1,980 | 67 | H&R Block | 2,800 |
| 07 | Little Caesars | 1,220 | 68 | Shu Deals | 3,650 |
| 08 | Stanton Optical | 2,000 | 69 | Kids Empire | 14,753 |
| 09 | Service Loans | 1,200 | 73 | Red Wing Shoes | 1,811 |
| 10 | It's Fashion | 6,400 | 74 | Bath & Body Works | 4,104 |
| 11 | SKECHERS | 9,750 | 75 | James Avery Craftsman | 2,252 |
| 12 | Sherwin-Williams | 5,000 | 76 | Five Below | 11,500 |
| 14 | Foot Locker | 10,945 | 78 | Ross Dress for Less | 30,443 |
| 15 | Subway | 1,150 | 79 | Burlington | 26,000 |
| 16 | Signature Loan Company | 1,028 | 87 | DaVita | 14,000 |
| 17 | AT&T | 2,229 | 89 | White Dog Ship | 1,120 |
| 18 | Blossom Best Brow Art | 595 | 90 | Tops Cafe | 3,237 |
| 19 | Rainbow Shops | 5,601 | 91 | America's Best Contacts & Eyeglasses | 5,213 |
| 20 | Wynnewood Village Community Center | 2,178 | 92 | Rent-A-Center | 4,395 |
| 22 | V.A.H. Cleaners | 1,097 | 93 | Wynnewood Village Acute Respon | 5,915 |
| 23 | Personal Finance | 1,089 | 95 | America's Best Wings | 2,640 |
| 24 | Dr. Johnny L. Gates, MD | 1,089 | 96 | Metro by T-Mobile | 2,640 |
| 26 | The Hamptons Barbershop | 1,173 | 100 | Dollar Tree | 14,000 |
| 27 | Jackson Hewitt Tax Service | 1,185 | 101 | Kroger | 51,000 |
| 31 | Taco Bell | 2,160 | 104 | Wynnewood Washateria | 2,050 |
| 48 | Sally Beauty Supply | 2,068 | 107 | LA Fitness | 34,000 |
| 49 | Cricket Wireless | 1,102 | FSB1 | Burger King | 2,802 |
| 50 | OneMain Financial | 1,610 | FSB2 | Popeyes Louisiana Kitchen | 2,802 |
| 50A | U.S. Navy Recruiting Office | 1,315 | FSB3 | Target | 111,000 |
| 53 | Capital One Cafe | 3,228 | FSB5 | Raising Cane's | 3,189 |
| 54 | Dollar General | 9,475 | PAD A | Chase | 3,145 |
| 55 | Cicis | 5,844 | PAD B-2 | Chipotle Mexican Grill | 2,355 |
| 56 | Mi Doctor | 10,854 | PAD C | Olive Garden | 6,656 |
| 57A | Citi Trends | 12,929 | | | |
| 58 | Accident & Injury Chiropractic | 8,603 | | | |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1496

