

White Rock Shopping Center

9003-9069 Garland Road | Dallas, TX 75218

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White Rock Shopping Center is home to a wonderful combination of retail, restaurant, and medical services tenants. Join Jimmy John's, Hypnotic Donuts, White Rock Family Health, Verona Italian Restaurant, and many other fine tenants. Don't miss out on this great opportunity to lease space in an exciting, vibrant shopping center.

Mattison Avenue Salon Suites has opened an 8,200-SF facility in the freestanding building at the north end of the shopping center adjacent to Chick-fil-A. Immediately behind the shopping center, 40 townhomes were recently constructed. These townhomes are valued at approximately \$500,000-\$600,000.

White Rock Shopping Center benefits from its close proximity to White Rock Medical Center, downtown Dallas, the Dallas Arboretum and White Rock Lake. White Rock Shopping Center serves the mature, established residential communities of Lakewood, Lake Highlands and Forest Hills.

Demographics

	5-min Drive Time	10-min Drive Time	15-min Drive Time
2023 Population	22,529	185,933	551,550
2023 Households	10,321	72,569	222,712
2023 Average HH Income	\$132,631	\$115,273	\$100,508
Bachelors/Masters/Doctorate	54%	39%	35%



Commercial Real Estate Investments

17330 Preston Road Suite 200-D
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SUITE	TENANT NAME	SQFT
9003	Jimmy John's	1,660
9005-100	LDU Coffee	1,349
9005-150	World of Smoke and Vape	1,311
9007	Hypnotic Donuts	1,417
9015	White Rock Family Health, PA	4,045
9019	HG & Company	1,600
9027	Pet Well Animal Clinic	2,896
9035	Fish Gallery Boutique	2,038
9037	White Rock Pharmacy	1,789
9039	Verona Italian Restaurant	3,000
9041	Adjust Chiropractor	1,555
9043	State Farm	1,394
9047	Sandy's Closet Vintage Style	2,000
9051	Dallas Nail Bar	3,000
9055	Hong Kong Restaurant	2,616
9069	Mattison Avenue Salon Suites	8,200

SITE LEGEND	
■	Available
■	Occupied
■	Leased (Not Occupied)
■	Not A Part
	Site Boundary