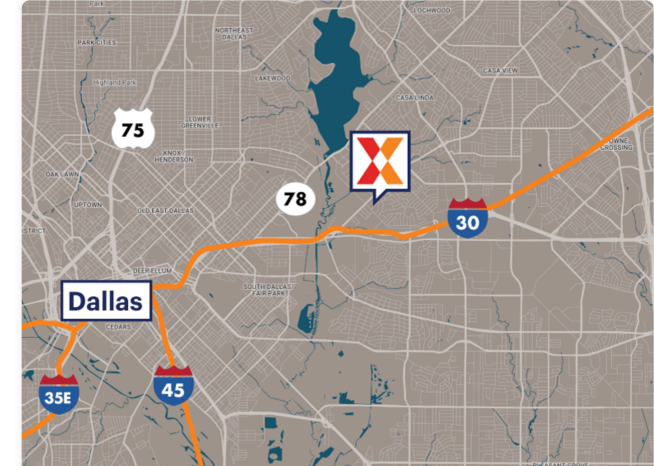
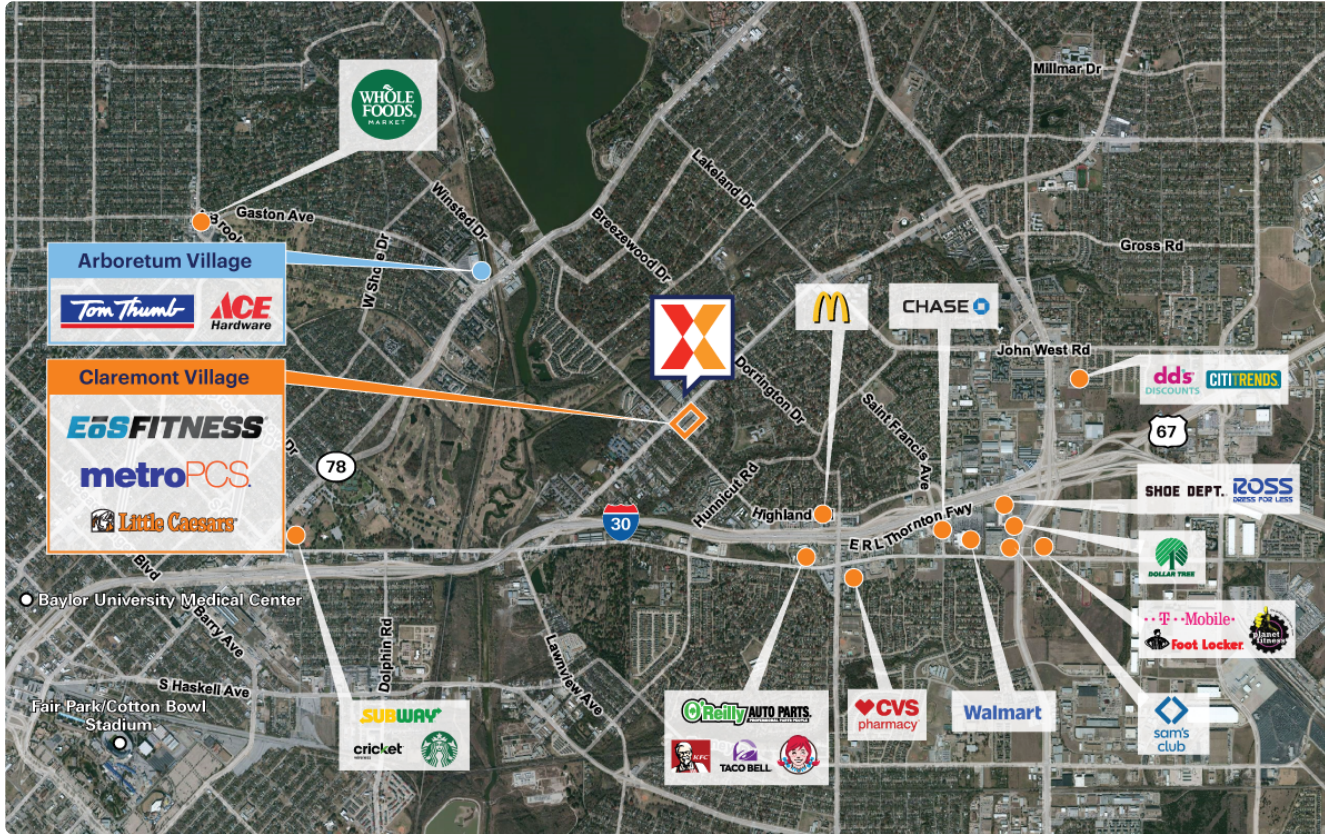


Claremont Village

8080 Ferguson Road | Dallas, TX 75228

Dallas County Dallas-Fort Worth-Arlington, TX 66,980 Sq Ft

32.8020, -96.7124



Demographics	1 Mile	3 Miles	5 Miles
Population	13,751	117,129	390,093
Daytime Pop.	11,577	117,824	431,995
Households	5,548	44,357	159,935
Income	\$133,575	\$127,265	\$129,771

Source: Synergos Technologies, Inc. 2024

Anchored by EoS Fitness with top national retailers including Little Caesars & Metro by T-Mobile

High visibility from 24K+ vehicles daily on Ferguson Rd (Kalibrate 2025)

Surrounded by a dense population of 117K+ residents within an affluent trade area with an avg household income of \$127K+ within a 3-mile radius

One of the two prominent shopping centers in the area conveniently located 1 mile north of I-30 which has 190K+ vehicles daily (Kalibrate 2022)

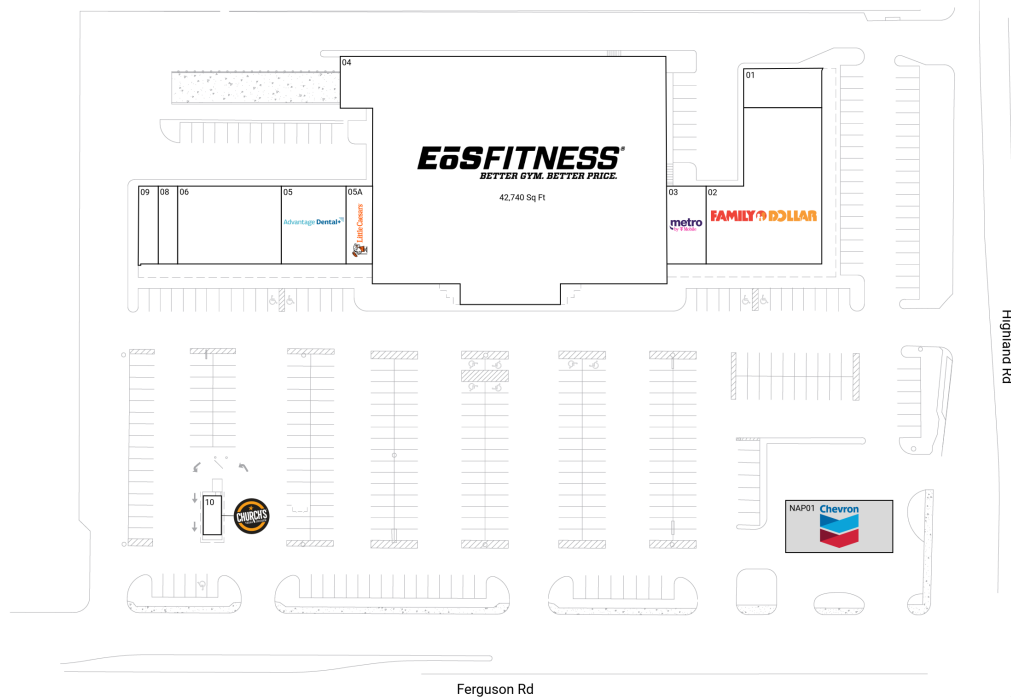


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Current Tenants Space size listed in square feet

01	B&S Mart	1,800
02	Family Dollar	9,060
03	Metro by T-Mobile	1,860
04	EOS Fitness	42,740
05	Advantage Dental	3,000
05A	Little Caesars	1,200
06	Pro Fades Barber Academy	4,800
08	Bemoxie Supplements	900
09	Ultimate Fadez Barbershop	900
10	Church's Chicken	720
NAP01	Chevron	0

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.

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