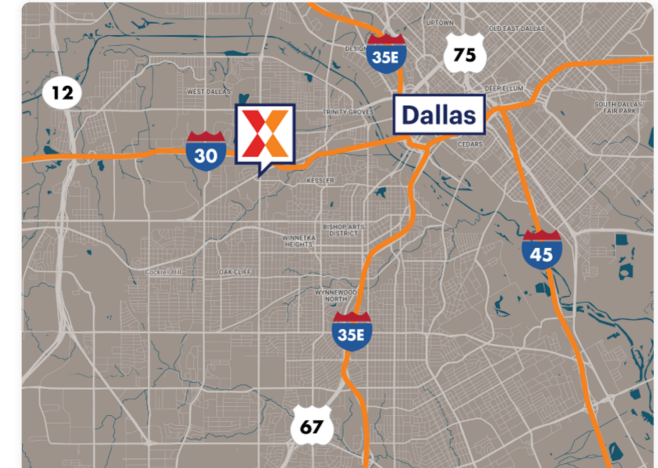


Stevens Park Village

Dallas County Dallas-Fort Worth-Arlington, TX 45,492 Sq Ft

2128-2154 Fort Worth Avenue | Dallas, TX 75211

32.7612, -96.8575



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 14,476 | 128,034 | 340,479 |
| Daytime Pop. | 17,501 | 153,481 | 688,051 |
| Households | 6,113 | 43,938 | 141,739 |
| Income | \$131,998 | \$104,815 | \$115,565 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including O'Reilly Automotive, Jersey Mike's Subs & Little Caesars Pizza

High visibility from 37K+ vehicles daily on N Hampton Rd and 23K+ vehicles daily on Fort Worth Ave (Kalibrate 2025)

Strong daytime population of 153K+ within a 3-mile radius, plus adjacent to 4.8M Sq Ft Stevens Park Golf Course with 78K+ visits annually (Placer.ai 2025)

Surrounded by a dense population of 128K+ within 3 miles

Convenient access to I-30 with 149K+ vehicles daily (Kalibrate 2022)

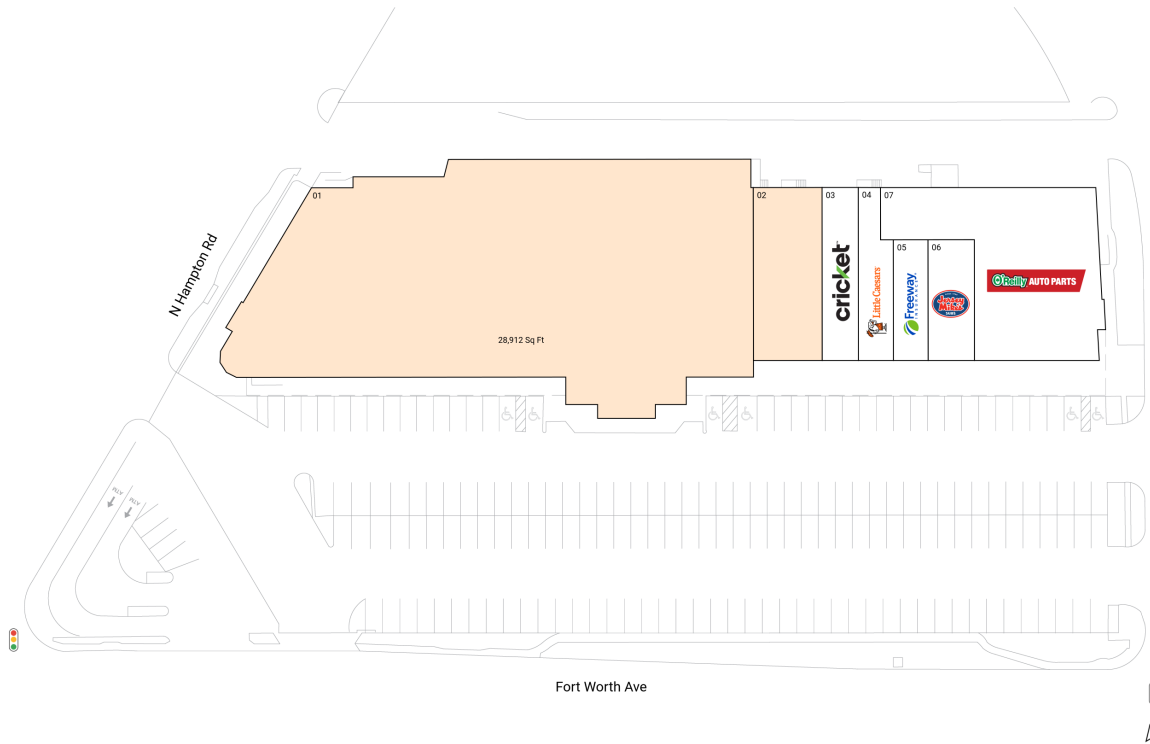


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Available Spaces

| | | | | |
|----|--------------|------|-----|---------|
| 01 | 28,912 Sq Ft | 360° | ATM | 0 Sq Ft |
| 02 | 2,835 Sq Ft | | | |

Current Tenants

Space size listed in square feet

| | | |
|----|----------------------------|-------|
| 03 | Cricket Wireless | 1,600 |
| 04 | Little Caesars | 1,290 |
| 05 | Freeway Insurance Services | 935 |
| 06 | Jersey Mike's | 1,350 |
| 07 | O'Reilly Auto Parts | 8,570 |

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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