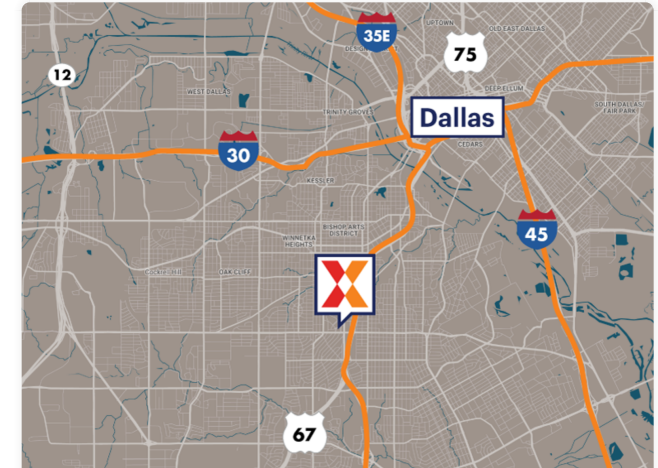


# Wynnewood Village

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 7.4M+ annual visits (Placer.ai 2025)

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

High visibility at the NW corner of W Illinois Ave with 33K+ vehicles daily and S Zang Ave with 14K vehicles daily just 4 miles south of downtown Dallas (Kalibrate 2025)

Located just West of I-35E with 190K+ vehicles daily in one of Dallas' most established neighborhoods Oak Cliff (Kalibrate 2025)

Surrounded by a dense population of 157K+ and a strong daytime population of 158K+ within a 3-mile radius



# Wynnewood Village

655 West Illinois | Dallas, TX 75224

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

32.7232, -96.8333



## Available Spaces

03	4,600 Sq Ft	360°	70	0 Sq Ft
25	2,280 Sq Ft		88	3,211 Sq Ft 360°
40	1,750 Sq Ft		94	4,173 Sq Ft 360°
41	1,750 Sq Ft		97	1,650 Sq Ft 360°
45	3,540 Sq Ft		98	1,656 Sq Ft 360°
51	3,426 Sq Ft		99	15,600 Sq Ft 360°
59	0 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	58	Accident & Injury Chiropractic	8,603
02	Citi Dental	2,200	60	El Rancho Supermercado	19,565
04	Jersey Mike's	1,600	62	Rico's Paeteria y Bontanas Lo	3,680
05	Smoothie King	1,600	65	Milano Nail Spa	4,559
06	Wingstop	1,980	66	Excel Dental Clinic	3,200
07	Little Caesars	1,220	67	H&R Block	2,800
08	Stanton Optical	2,000	68	Shu Deals	3,650
09	Service Loans	1,200	69	Kids Empire	14,753
10	It's Fashion	6,400	73	Red Wing Shoes	1,811
11	SKECHERS	9,750	74	Bath & Body Works	4,104
12	Sherwin-Williams	5,000	75	James Avery Craftsman	2,252
14	Foot Locker	10,945	76	Five Below	11,500
15	Subway	1,150	78	Ross Dress for Less	30,443
16	Signature Loan Company	1,028	79	Burlington	26,000
17	AT&T	2,229	87	DaVita	14,000
18	Blossom Best Brow Art	595	89	White Dog Ship	1,120
19	Rainbow Shops	5,601	90	Tops Cafe	3,237
20	Wynnewood Village Community Center	2,178	91	America's Best Contacts & Eyeglasses	5,213
21	Ken African Salon and Boutique	1,140	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			

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

