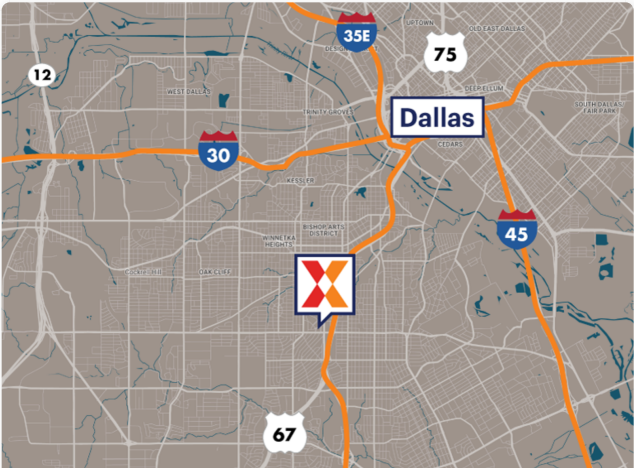
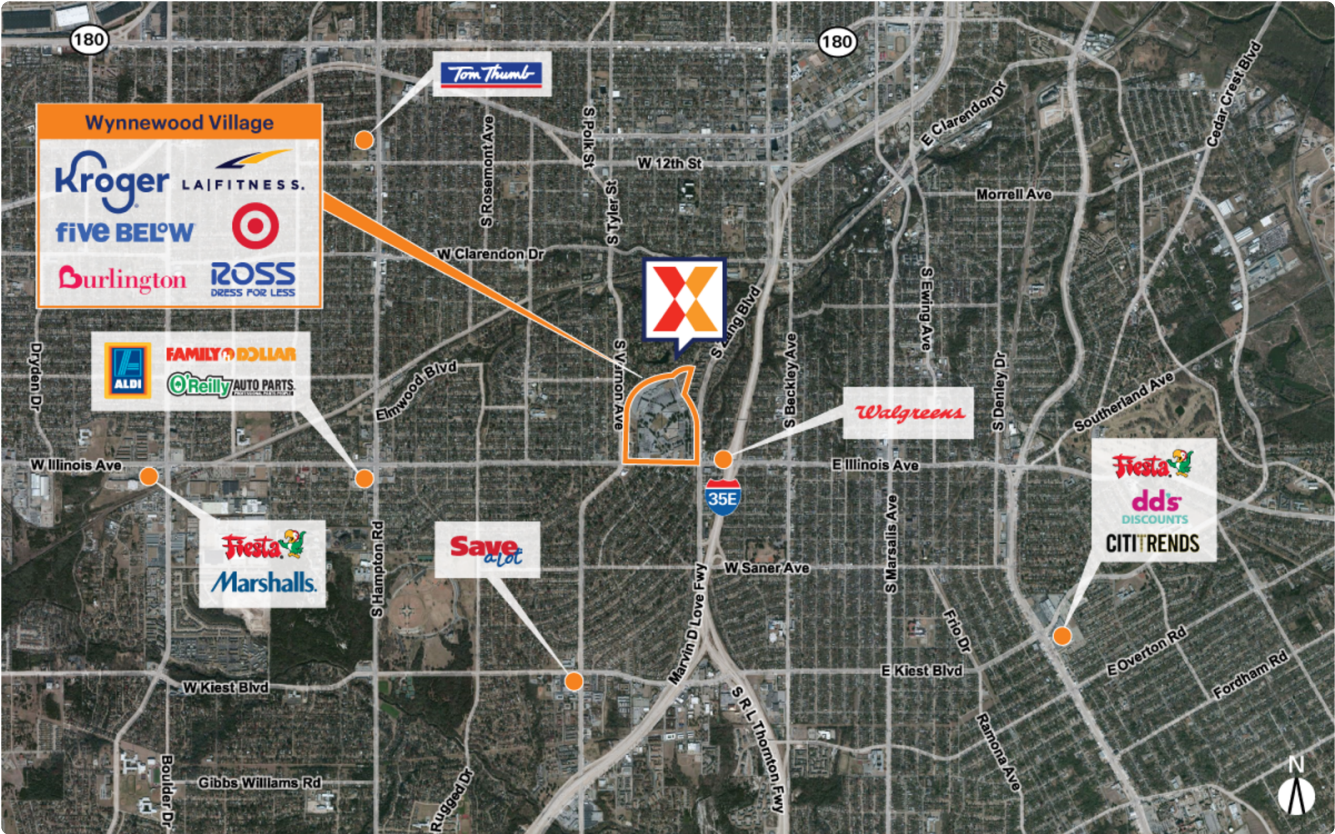


# Wynnewood Village

Dallas County Dallas-Fort Worth-Arlington, TX 574,498 Sq Ft

655 West Illinois | Dallas, TX 75224  
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



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## Available Spaces

|    |             |      |      |              |
|----|-------------|------|------|--------------|
| 03 | 4,600 Sq Ft | 360° | 70   | 0 Sq Ft      |
| 25 | 2,280 Sq Ft |      | 88   | 3,211 Sq Ft  |
| 40 | 1,750 Sq Ft |      | 94   | 4,173 Sq Ft  |
| 41 | 1,750 Sq Ft |      | 97   | 1,650 Sq Ft  |
| 45 | 3,540 Sq Ft |      | 98   | 1,656 Sq Ft  |
| 51 | 3,426 Sq Ft |      | 99   | 15,600 Sq Ft |
| 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

