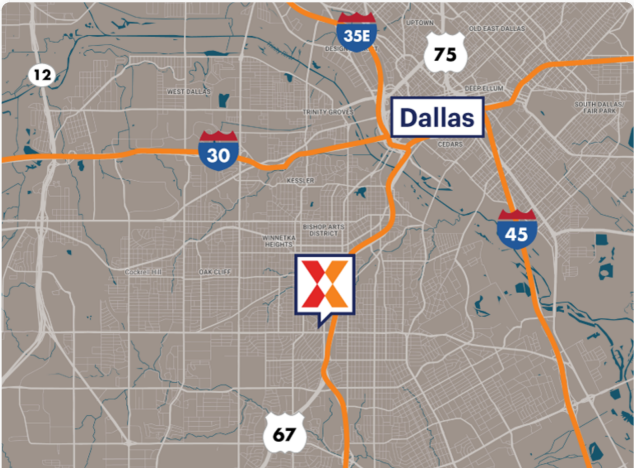
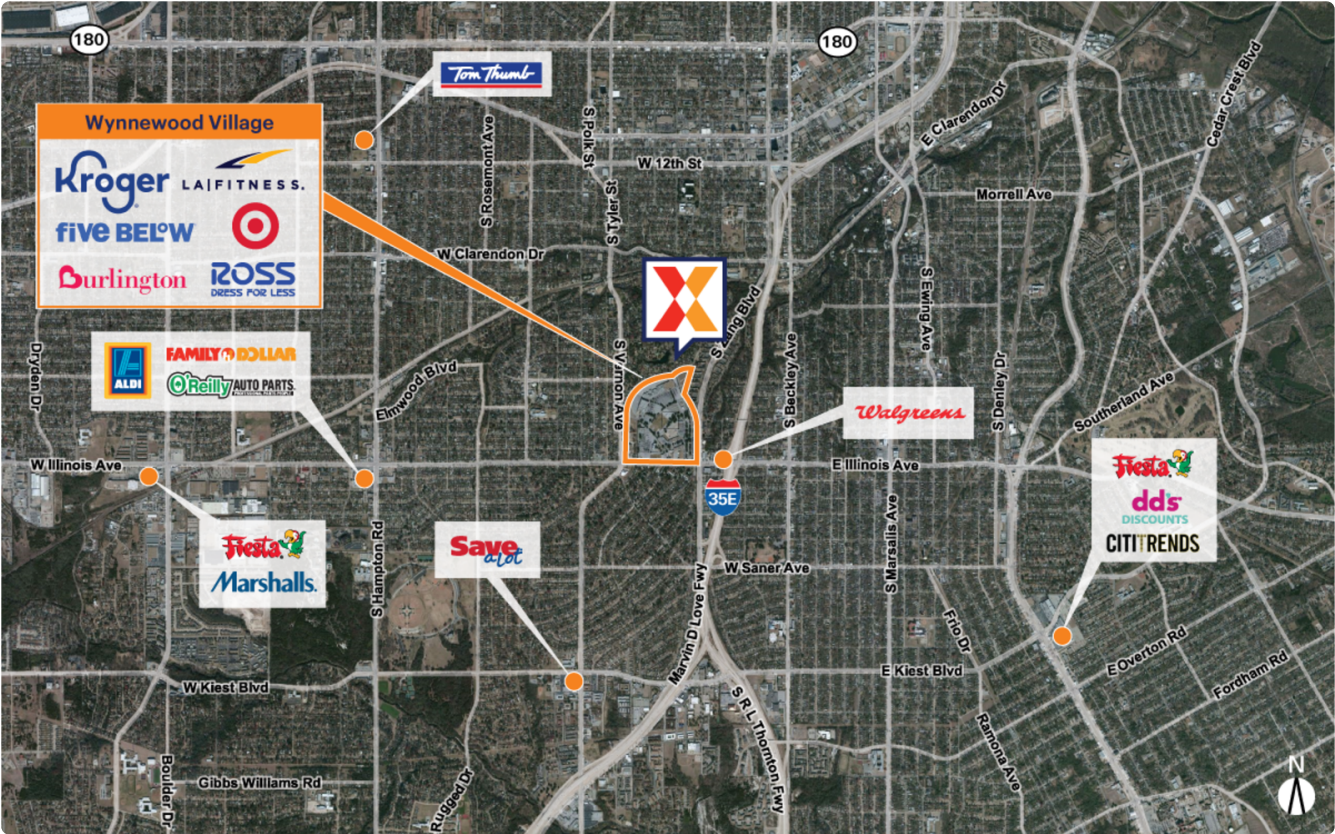


Wynnewood Village

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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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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Available Spaces

03	4,600 Sq Ft	360°	64	3,275 Sq Ft	360°
25	2,280 Sq Ft		88	3,211 Sq Ft	360°
26	1,173 Sq Ft		94	4,173 Sq Ft	360°
40	1,750 Sq Ft		99	18,906 Sq Ft	360°
41	1,750 Sq Ft		105	1,350 Sq Ft	
45	3,540 Sq Ft	360°	FSB4	6,000 Sq Ft	
51	3,426 Sq Ft	360°	OPO 1	0 Sq Ft	
59	0 Sq Ft				

Current Tenants

Space size listed in square feet

01	Sprint	2,800	58	Accident & Injury	8,603
02	Citi Dental	2,200		Chiropractic	
04	Jersey Mike's	1,600	60	El Rancho Supermercado	19,565
05	Smoothie King	1,600	62	Rico's Paeteria y Bontanas Lo	3,680
06	Wingstop	1,980	65	Milano Nail Spa	4,559
07	Little Caesars	1,220	66	Excel Dental Clinic	3,200
08	Stanton Optical	2,000	67	H&R Block	2,800
09	Service Loans	1,200	68	Shu Deals	3,650
10	It's Fashion	6,400	69	Kids Empire	14,753
11	SKECHERS	9,750	73	Red Wing Shoes	1,811
12	Sherwin-Williams	5,000	74	Bath & Body Works	4,104
14	Foot Locker	10,945	75	James Avery Craftsman	2,252
15	Subway	1,150	76	Five Below	11,500
16	Signature Loan Company	1,028	78	Ross Dress for Less	30,443
17	AT&T	2,229	79	Burlington	26,000
18	Blossom Best Brow Art	595	87	DaVita	14,000
19	Rainbow Shops	5,601	89	White Dog Ship	1,120
20	Wynnewood Village Community Center	2,178	90	Tops Cafe	3,237
21	Ken African Salon and Boutique	1,140	91	America's Best Contacts & Eyeglasses	5,213
22	V.A.H. Cleaners	1,097	92	Rent-A-Center	4,395
23	Personal Finance	1,089	93	Wynnewood Village Acute Respon	5,915
24	Dr. Johnny L. Gates, MD	1,089	95	America's Best Wings	2,640
27	Jackson Hewitt Tax Service	1,185	96	Metro by T-Mobile	2,640
31	Taco Bell	2,160	100	Dollar Tree	14,000
48	Sally Beauty Supply	2,068	101	Kroger	51,000
49	Cricket Wireless	1,102	104	Wynnewood Washateria	2,050
50	OneMain Financial	1,610	107	LA Fitness	34,000
50A	U.S. Navy Recruiting Office	1,315	FSB1	Burger King	2,802
53	Capital One Cafe	3,228	FSB2	Popeyes Louisiana Kitchen	2,802
54	Dollar General	9,475	FSB3	Target	111,000
55	Cicis	5,844	FSB5	Raising Cane's	3,189
56	Mi Doctor	10,854	PAD A	Chase	3,145
57A	Citi Trends	12,929	PAD B-2	Chipotle Mexican Grill	2,355
			PAD C	Olive Garden	6,656

