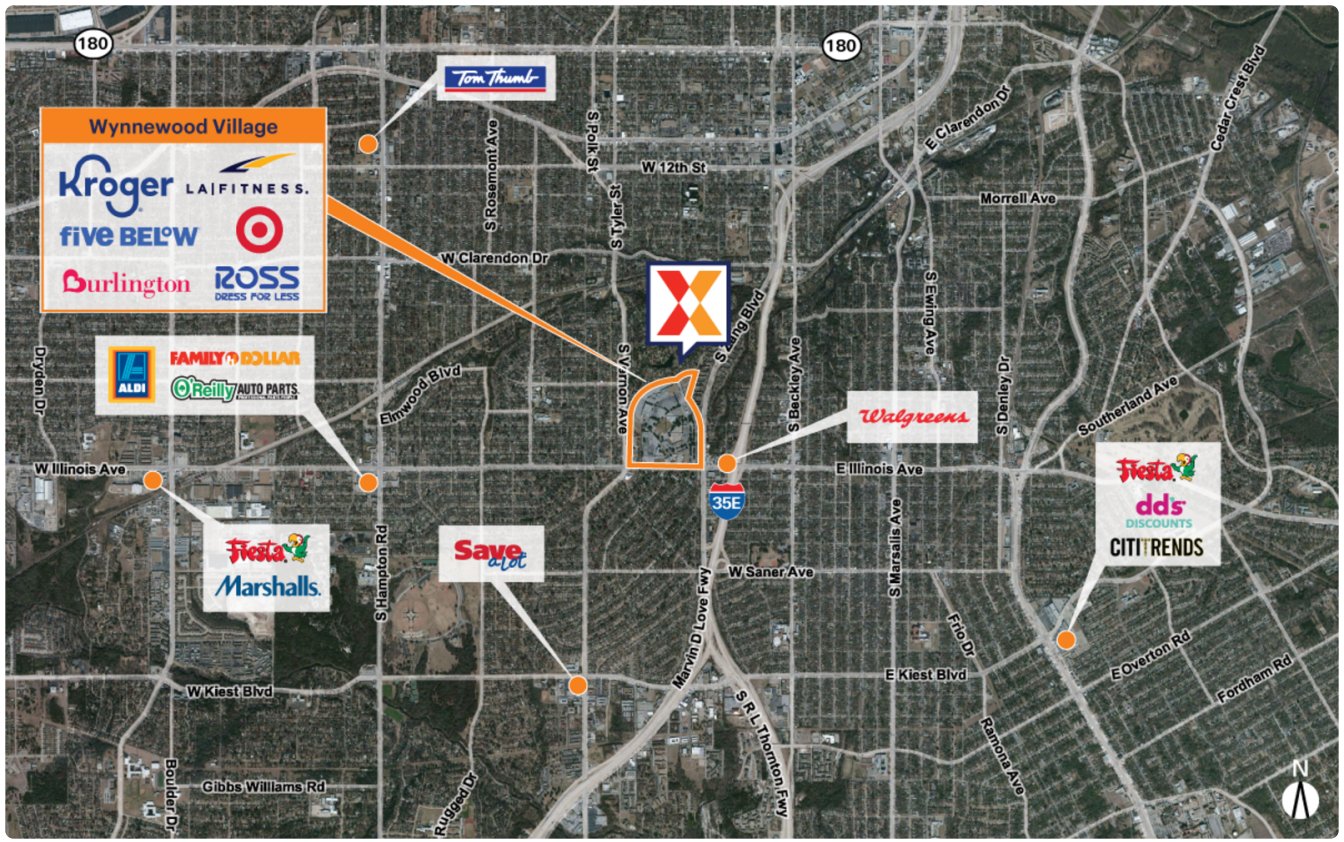
Wynnewood Village

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



John Contes 214.618.6501 John.Contes@brixmor.com

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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°	88	3,211 Sq Ft	360°
25	2,280 Sq Ft		93	5,915 Sq Ft	360°
26	1,173 Sq Ft		94	4,173 Sq Ft	360°
40	1,750 Sq Ft		97	1,650 Sq Ft	360°
41	1,750 Sq Ft		98	1,656 Sq Ft	360°
45	3,540 Sq Ft	360°	105	1,350 Sq Ft	
51	3,426 Sq Ft	360°	FSB4	6,000 Sq Ft	
59	0 Sq Ft		OPO 1	0 Sq Ft	
64	3,275 Sq Ft	360°			

Current Tenants

Space size listed in square feet

01	Sprint	2,800
02	Citi Dental	2,200
04	Jersey Mike's	1,600
05	Smoothie King	1,600
06	Wingstop	1,980
07	Little Caesars	1,220
08	Stanton Optical	2,000
09	Service Loans	1,200
10	It's Fashion	6,400
11	SKECHERS	9,750
12	Sherwin-Williams	5,000
14	Foot Locker	10,945
15	Subway	1,150
16	Signature Loan Company	1,028
17	AT&T	2,229
18	Blossom Best Brow Art	595
19	Rainbow Shops	5,601
20	Wynnewood Village Community Center	2,178
21	Ken African Salon and Boutique	1,140
22	V.A.H. Cleaners	1,097
23	Personal Finance	1,089
24	Dr. Johnny L. Gates, MD	1,089
27	Jackson Hewitt Tax Service	1,185
31	Taco Bell	2,160
48	Sally Beauty Supply	2,068
49	Cricket Wireless	1,102
50	OneMain Financial	1,610
50A	U.S. Navy Recruiting Office	1,315
53	Capital One Cafe	3,228
54	Dollar General	9,475
55	Cicis	5,844
56	Mi Doctor	10,854
57A	Citi Trends	12,929
58	Accident & Injury Chiropractic	8,603
60	El Rancho Supermercado	19,565
62	Rico's Paleteria y Bontanas Lo	3,680
65	Milano Nail Spa	4,559
66	Excel Dental Clinic	3,200
67	H&R Block	2,800
68	Shu Deals	3,650
69	Kids Empire	14,753
73	Red Wing Shoes	1,811
74	Bath & Body Works	4,104
75	James Avery Craftsman	2,252
76	Five Below	11,500
78	Ross Dress for Less	30,443
79	Burlington	26,000
87	DaVita	14,000
89	White Dog Ship	1,120
90	Tops Cafe	3,237
91	America's Best Contacts & Eyeglasses	5,213
92	Rent-A-Center	4,395
95	America's Best Wings	2,640
96	Metro by T-Mobile	2,640
99	Occupied	18,906
100	Dollar Tree	14,000
101	Kroger	51,000
104	Wynnewood Washateria	2,050
107	LA Fitness	34,000
FSB1	Burger King	2,802
FSB2	Popeyes Louisiana Kitchen	2,802
FSB3	Target	111,000
FSB5	Raising Cane's	3,189
PAD A	Chase	3,145
PAD B-2	Chipotle Mexican Grill	2,355
PAD C	Olive Garden	6,656



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