

# FOR LEASE

## Irving Market Center



### LOCATION:

Airport Freeway (SH 183)  
Cross access with Irving Mall

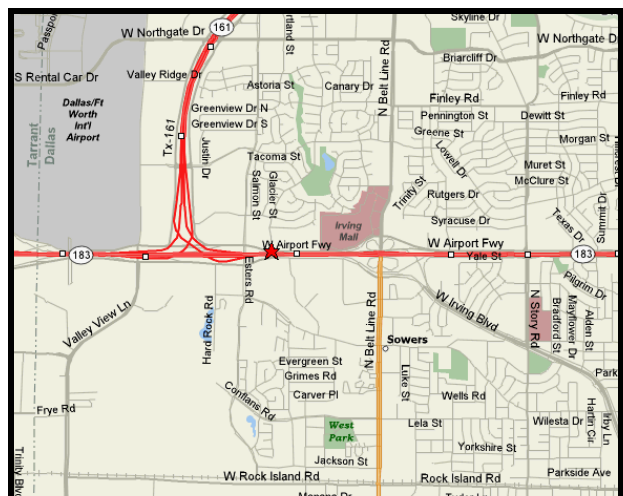
### SIZE:

234,529 sq. ft.

### ANCHORS:



CHRISTIAN & EDUCATIONAL SUPPLY



### 2005 DEMOGRAPHICS

1-mile radius  
3-mile radius  
5-mile radius  
7-mile radius

### POPULATION

14,575  
93,871  
211,589  
338,628

### AVG HH INCOME

\$50,330  
\$53,840  
\$60,230  
\$63,836

### TRAFFIC COUNTS:

Airport Freeway: 173,000 vehicles per day (2003)  
Beltline Road: 49,900 vehicles per day (2004)  
Esters Road: 18,400 vehicles per day (2004)



### FOR INFORMATION

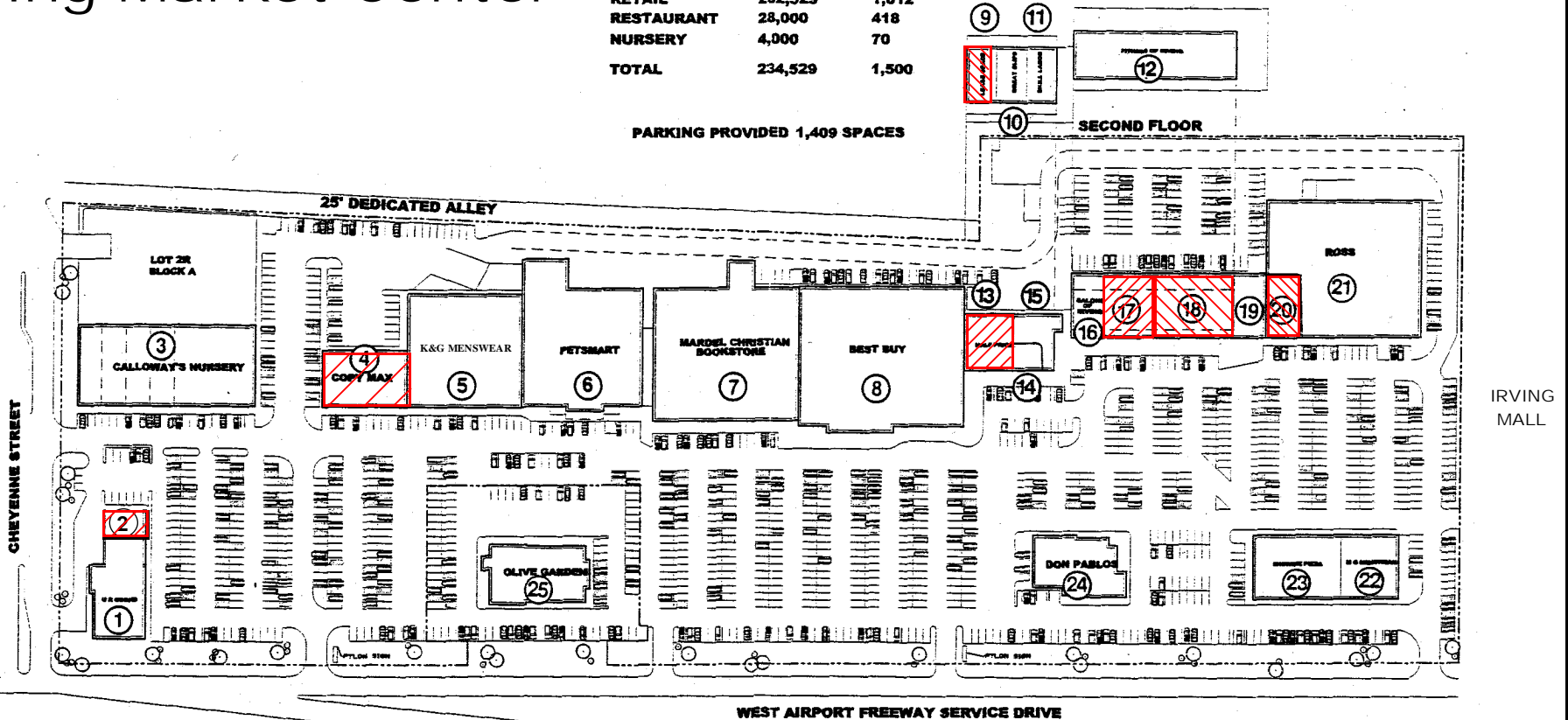
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# Irving Market Center

RETAIL	202,529	1,012
RESTAURANT	28,000	418
NURSERY	4,000	70
<b>TOTAL</b>	<b>234,529</b>	<b>1,500</b>

PARKING PROVIDED 1,409 SPACES



- |                                |                                |                                 |
|--------------------------------|--------------------------------|---------------------------------|
| 1 - East Buffet                | 10 - Great Clips               | 19 - Trax City 2,300 SF         |
| 2 - <b>AVAILABLE 3,500 SF</b>  | 11 - Skilled Services          | 20 - <b>AVAILABLE 2,700 SF</b>  |
| 3 - Calloway's Nursery         | 12 - Irving Fitness            | 21 - Ross Dress for Less        |
| 4 - <b>AVAILABLE 7,500 SF</b>  | 13 - <b>AVAILABLE 4,506 SF</b> | 22 - M G Men's Wear             |
| 5 - K&G Menswear               | 14 - Nextel                    | 23 - Chuck E. Cheese Pizza      |
| 6 - PetsMart                   | 15 - Beneficial Finance        | 24 - Don Pablo's - ground lease |
| 7 - Mardel Christian Bookstore | 16 - Salons of Irving          | 25 - Olive Garden - out parcel  |
| 8 - Best Buy                   | 17 - <b>AVAILABLE 3,900 SF</b> |                                 |
| 9 - <b>AVAILABLE 1,476 SF</b>  | 18 - <b>AVAILABLE 3,500 SF</b> |                                 |



This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.