

GOLDEN TRIANGLE SHOPPING CENTER

3939 SOUTH POLK STREET,
DALLAS, TEXAS 75224

**OFFICE/RETAIL
FOR LEASE**



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AVAILABLE SPACES FOR LEASE



SUITE	SIZE (RSF)	LEASE RATE	NNN	TOTAL
#212	1,040	\$1,750/mo	\$275	\$2,025/mo
#307	993	\$1,490/mo	\$260	\$1,750/mo
#527	1,080	\$1,800/mo	\$285	\$2,085/mo



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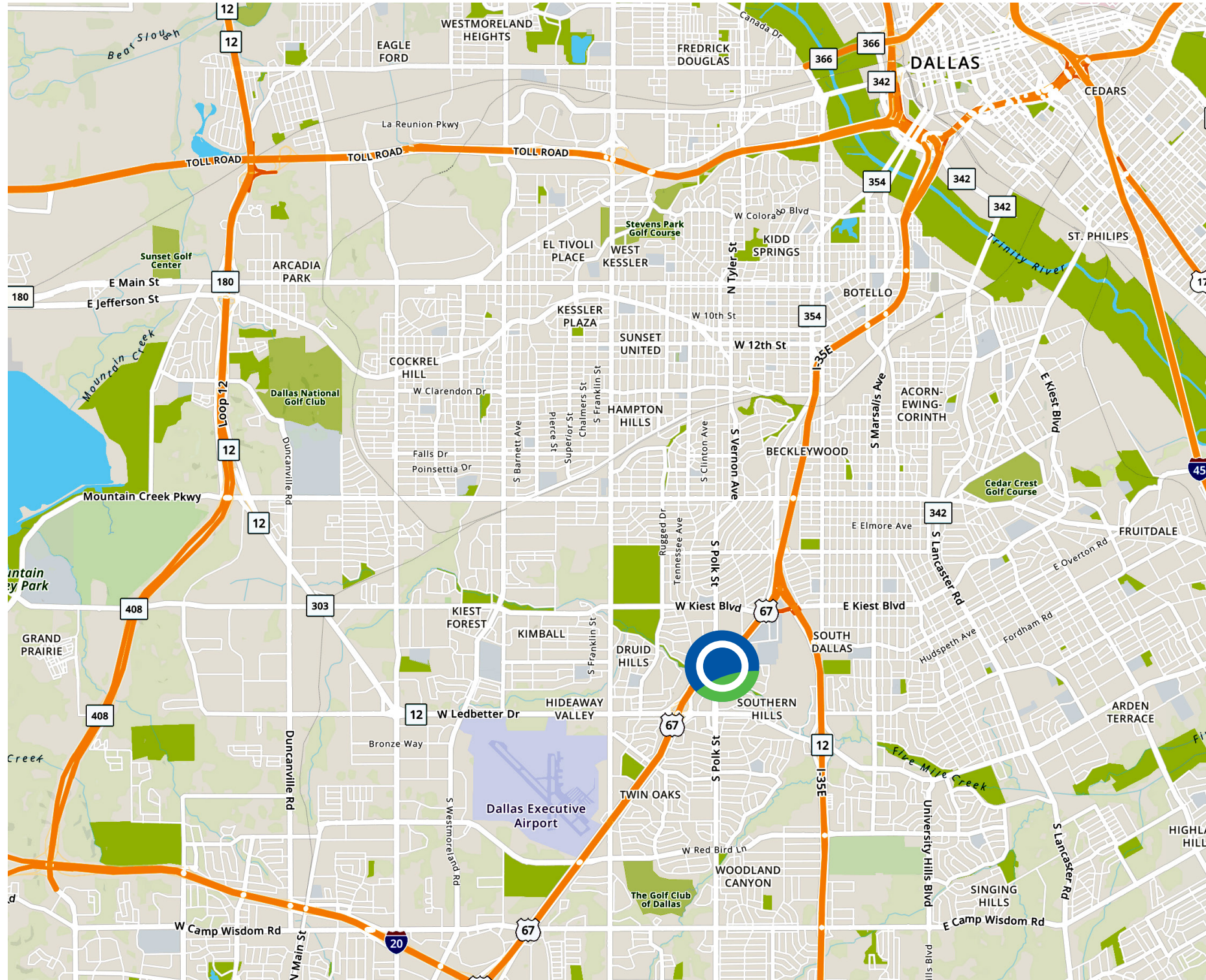




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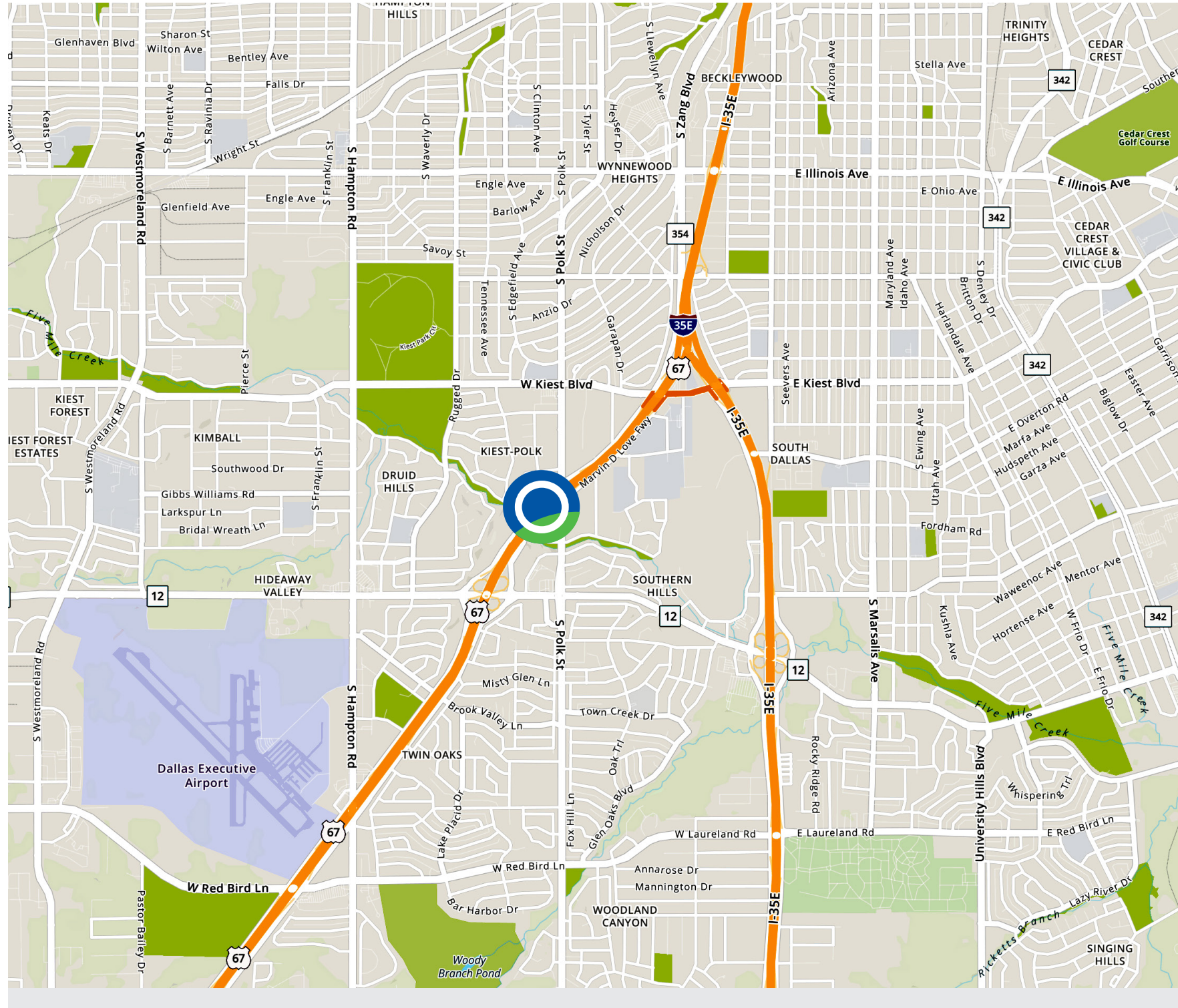
Radius	1 Mile	3 Mile	5 Mile
2020 Population by Occupation	13,947	97,804	249,611
Real Estate & Finance	412 2.95%	3,309 3.38%	8,352 3.35%
Professional & Management	2,471 17.72%	15,397 15.74%	40,130 16.08%
Public Administration	209 1.50%	1,418 1.45%	4,221 1.69%
Education & Health	1,615 11.58%	9,893 10.12%	25,496 10.21%
Services	1,370 9.82%	11,194 11.45%	29,272 11.73%
Information	119 0.85%	808 0.83%	2,318 0.93%
Sales	2,265 16.24%	13,950 14.26%	34,614 13.87%
Transportation	531 3.81%	2,930 3.00%	7,381 2.96%
Retail	1,069 7.66%	6,376 6.52%	15,881 6.36%
Wholesale	115 0.82%	1,633 1.67%	4,061 1.63%
Manufacturing	407 2.92%	5,089 5.20%	13,452 5.39%
Production	1,332 9.55%	10,415 10.65%	25,740 10.31%
Construction	830 5.95%	8,043 8.22%	20,807 8.34%
Utilities	558 4.00%	3,648 3.73%	8,786 3.52%
Agriculture & Mining	108 0.77%	363 0.37%	1,009 0.40%
Farming, Fishing, Forestry	0 0.00%	50 0.05%	318 0.13%
Other Services	536 3.84%	3,288 3.36%	7,773 3.11%
2020 Households by HH Income	5,498	37,803	99,670
<\$25,000	1,851 33.67%	11,420 30.21%	31,713 31.82%
\$25,000 - \$50,000	1,634 29.72%	11,337 29.99%	29,824 29.92%
\$50,000 - \$75,000	997 18.13%	7,193 19.03%	17,449 17.51%
\$75,000 - \$100,000	438 7.97%	3,698 9.78%	8,984 9.01%
\$100,000 - \$125,000	251 4.57%	1,591 4.21%	4,608 4.62%
\$125,000 - \$150,000	211 3.84%	1,154 3.05%	2,544 2.55%
\$150,000 - \$200,000	90 1.64%	902 2.39%	2,381 2.39%
\$200,000+	26 0.47%	508 1.34%	2,167 2.17%
2020 Avg Household Income	\$48,169	\$52,575	\$53,407
2020 Med Household Income	\$37,859	\$40,488	\$38,472
2020 Occupied Housing	5,497	37,802	99,670
Owner Occupied	2,456 44.68%	22,675 59.98%	50,131 50.30%
Renter Occupied	3,041 55.32%	15,127 40.02%	49,539 49.70%
Households			
2025 Projection	5,624	38,496	102,352
2020 Estimate	5,497	37,802	99,671
2010 Census	5,504	38,814	97,495
Growth 2020 - 2025	2.31%	1.84%	2.69%
Growth 2010 - 2020	-0.13%	-2.61%	2.23%



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2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$105,161	\$780,434	\$1,992,653
Total Apparel	\$8,032	\$58,143	\$149,964
Women's Apparel	2,877	21,099	54,248
Men's Apparel	1,483	11,324	29,005
Girl's Apparel	785	5,407	14,154
Boy's Apparel	542	3,642	9,526
Infant Apparel	483	3,158	8,285
Footwear	1,864	13,513	34,745
Total Entertainment & Hobbies	\$15,234	\$111,889	\$286,726
Entertainment	1,300	10,454	26,176
Audio & Visual Equipment/Service	4,455	31,841	82,763
Reading Materials	185	1,282	3,225
Pets, Toys, & Hobbies	1,804	13,693	35,260
Personal Items	7,490	54,618	139,302
Total Food and Alcohol	\$31,176	\$226,769	\$586,136
Food At Home	19,063	139,027	355,140
Food Away From Home	10,658	76,777	201,154
Alcoholic Beverages	1,455	10,965	29,841
Total Household	\$13,328	\$101,282	\$256,065
House Maintenance & Repair	2,448	22,355	50,302
Household Equip & Furnishings	5,552	40,882	106,449
Household Operations	4,354	30,878	79,892
Housing Costs	974	7,167	19,422
Total Transportation/Maint.	\$26,899	\$203,180	\$510,636
Vehicle Purchases	10,864	86,154	210,470
Gasoline	10,712	79,095	200,411
Vehicle Expenses	610	4,306	12,045
Transportation	1,503	9,795	27,210
Automotive Repair & Maintenance	3,210	23,831	60,501
Total Health Care	\$5,041	\$38,376	\$95,152
Medical Services	2,601	19,718	49,935
Prescription Drugs	1,916	14,755	35,521
Medical Supplies	525	3,903	9,696
Total Education/Day Care	\$5,450	\$40,794	\$107,975
Education	3,935	29,755	77,885
Fees & Admissions	1,515	11,039	30,090



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