

BARDOT PLACE



KNOX STREET



3107 – 3119 KNOX STREET, DALLAS, TEXAS 75205 | P: 310-962-4787

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Knox Street is a popular fashion and lifestyle destination offering the best mix retail restaurants and entertainment in Dallas.

Pulsing with style and energy, it's a gathering place where friends and families spend whole days Outdoor Street shopping and dining. Knox District is the premier neighborhood street, and the shopping destination Adjacent to the prestigious Town of Highland Park.

1,2888 SF. Mixed use building on Knox street was Renovated from ground up in 2017. Bardot Place Anchor is Planet Bardot. This building is situated between Apple and Restoration Hardware. Other Key Retailers are Garrett Leight California Optical, Aesop, Follain, Duxiana, Indochino, Baldwin, Crate & Barrel, Velvet, Black Optical, Paper Source, Lululemon, Trade Joe's, Kate Spade, Sid Mashburn, Marine Layer, Sur La Table, Stag Provision for Men, Z Gallery, Pottery Barn.



DETAILS

Ground Floor:	Second Floor:
3107- 1080 SF	Suite 200 – 2500 SF
3119 – 1580 SF	Suite 210 – 1592 SF
	Suite 220 – 1000 SF

TRAFFIC COUNTS

N. Central Expressway:	320,006 VPD	Knox Street:	30,240 VPD
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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Est. Population:	26,543	117,488	220,658
Daytime population	19,266	102,623	275,054
Median Age	34.2	33.7	33.8
Avg. HH Income	129,344	122,868	122,028

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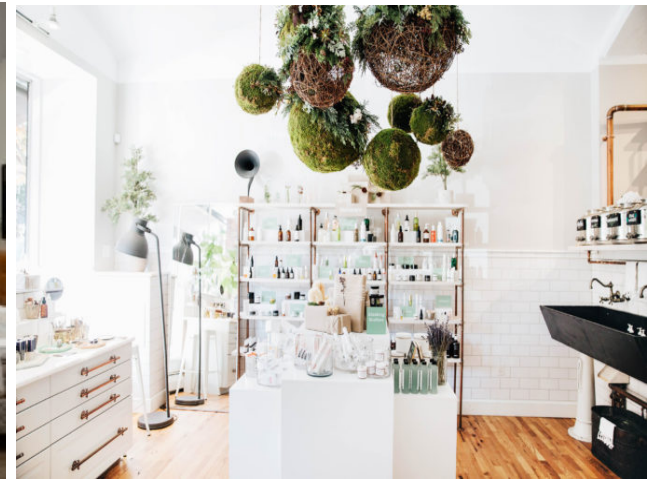
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PLANET BARDOT



DUXIANA



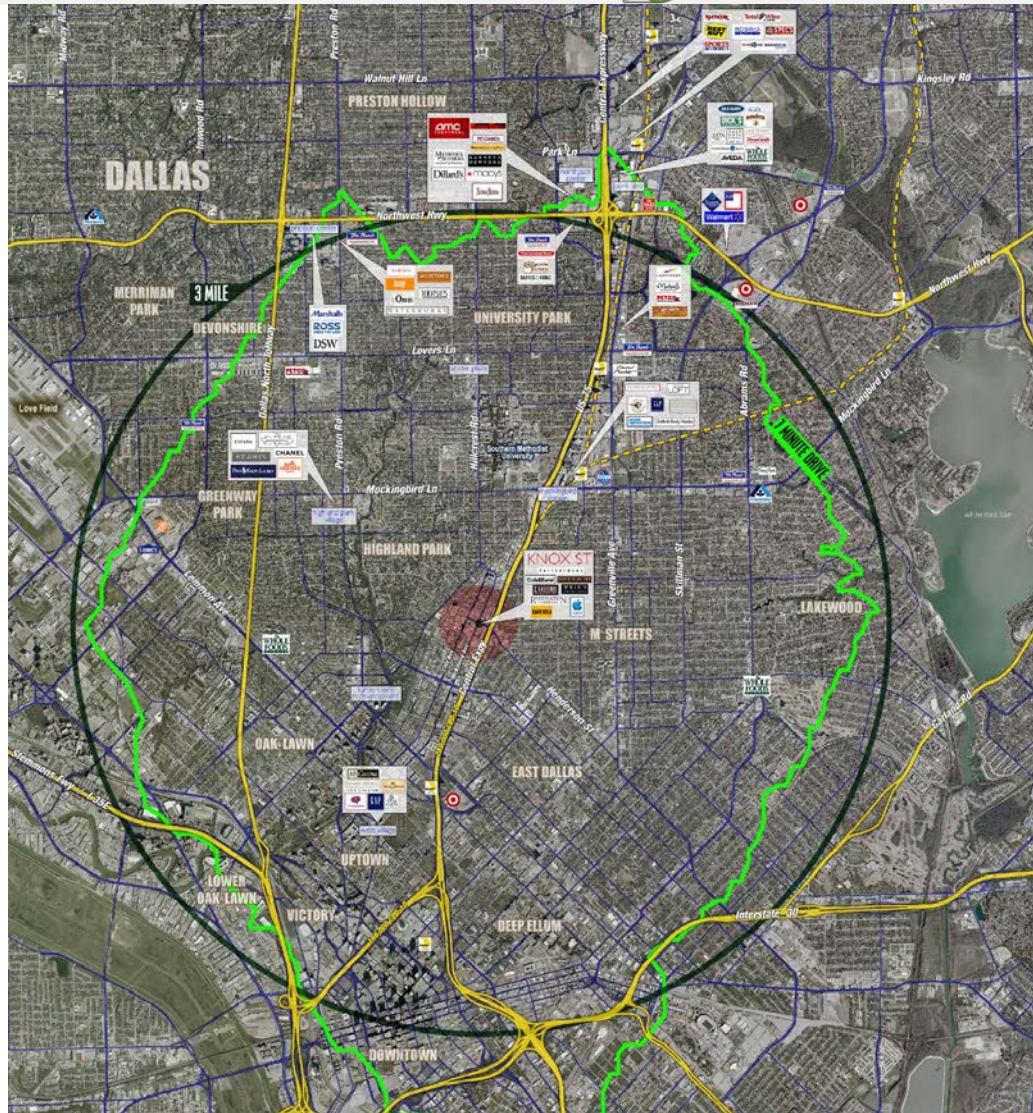
FOLLAIN LAUNCH



INDOCHINO



GARRETT LEIGHT



2012 DEMOGRAPHICS

3 MILE
 Daytime Pop 390,213
 Population 167,092
 Pop 2017 projected 189,229
 Avg HH Income \$101,806
 Households w/income above \$75,000 43.38%
 Bachelor's Degree or > 55.45%

7 MINUTE
 Daytime Pop 322,243
 Population 176,805
 Pop 2017 projected 179,144
 Avg HH Income \$100,269
 Households w/income above \$75,000 42.59%
 Bachelor's Degree or > 56.73%

TRADE AREAS

University Park
 Daytime Pop 24,576
 Population 24,586
 Pop 2016 projected 25,073
 Avg HH Income \$295,616
 Households w/income above \$75,000 88.9%
 Bachelor's Degree or > 80.31%

Highland Park
 Daytime Pop 18,144
 Population 15,138
 Pop 2016 projected 15,688
 Avg HH Income \$192,506
 Households w/income above \$75,000 60.9%
 Bachelor's Degree or > 71.62%

Devonshire/Greenway Park
 Daytime Pop 3,731
 Population 4,273
 Pop 2016 projected 4,311
 Avg HH Income \$218,637
 Households w/income above \$75,000 76.9%
 Bachelor's Degree or > 77.19%

M Streets
 Daytime Pop 10,719
 Population 18,109
 Pop 2016 projected 19,033
 Avg HH Income \$122,356
 Households w/income above \$75,000 48.1%
 Bachelor's Degree or > 46.27%

Lakewood
 Daytime Pop 17,600
 Population 26,899
 Pop 2016 projected 28,215
 Avg HH Income \$116,055
 Households w/income above \$75,000 44%
 Bachelor's Degree or > 46.43%

Uptown
 Daytime Pop 57,407
 Population 15,420
 Pop 2016 projected 18,274
 Avg HH Income \$100,970
 Households w/income above \$75,000 29.3%
 Bachelor's Degree or > 83.76%

Oak Lawn/ Lower Oak Lawn
 Daytime Pop 37,922
 Population 12,820
 Pop 2016 projected 14,958
 Avg HH Income \$99,999
 Households w/income above \$75,000 25.7%
 Bachelor's Degree or > 45.39%

Downtown
 Daytime Pop 76,554
 Population 7,558
 Pop 2016 projected 8,427
 Avg HH Income \$80,726
 Households w/income above \$75,000 33.8%
 Bachelor's Degree or > 50.75%

source : predecisions 2012
 map info updated mar 13, 2013

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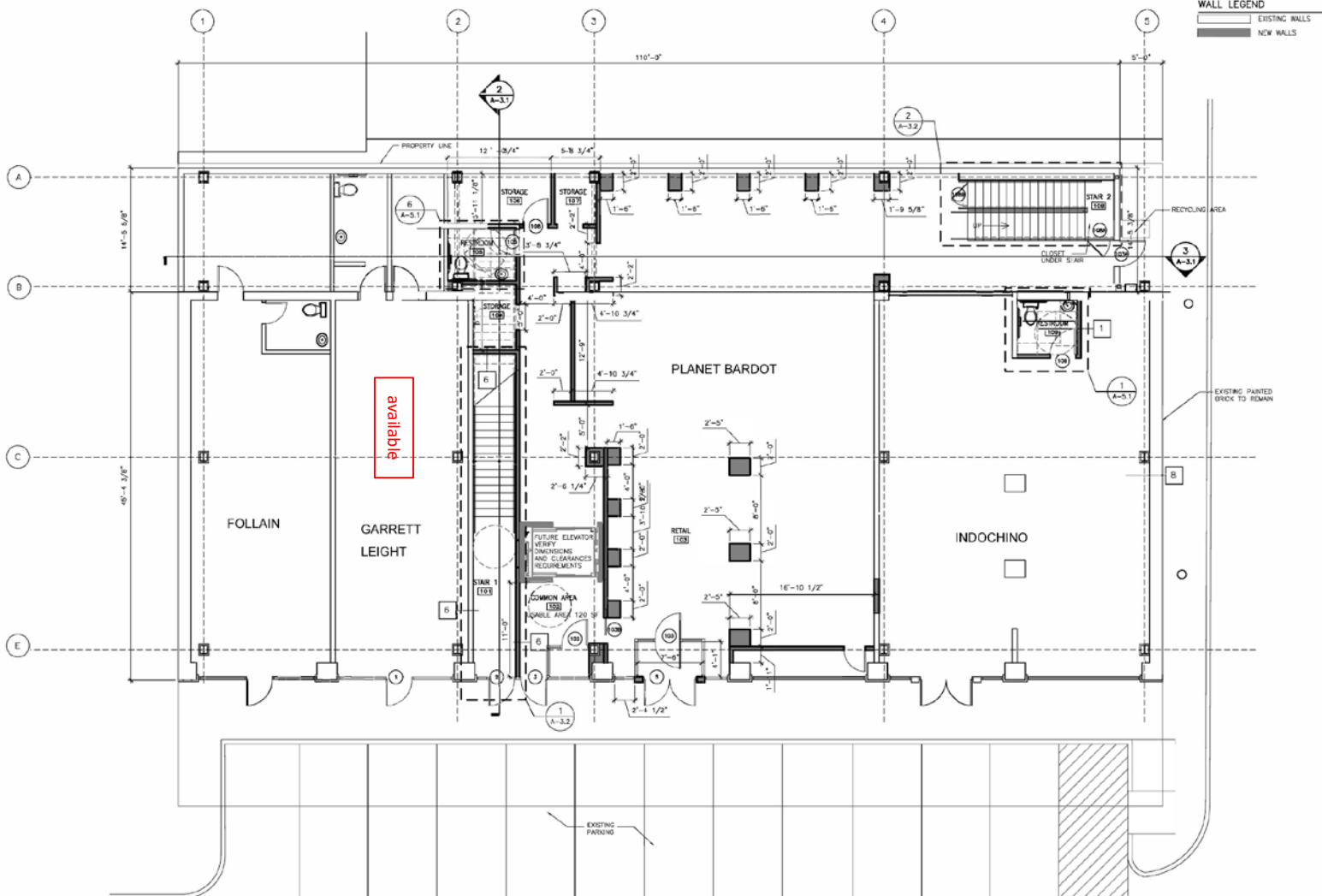
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WALL LEGEND
 — EXISTING WALLS
 — NEW WALLS

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 Architects

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KEY PLAN

REVISIONS

△ CITY COMMENT 3-16-17

Warehouse Addition - Phase 2

3119 Knox Street
 Dallas, TX

Architectural Drawings

PROJECT NUMBER: Knox15
 ISSUED: Permit 03-02-16

**FLOOR PLAN
 1ST FLOOR**

A-1.1

1 1ST FLOOR PLAN
 3/19 - 1/4"

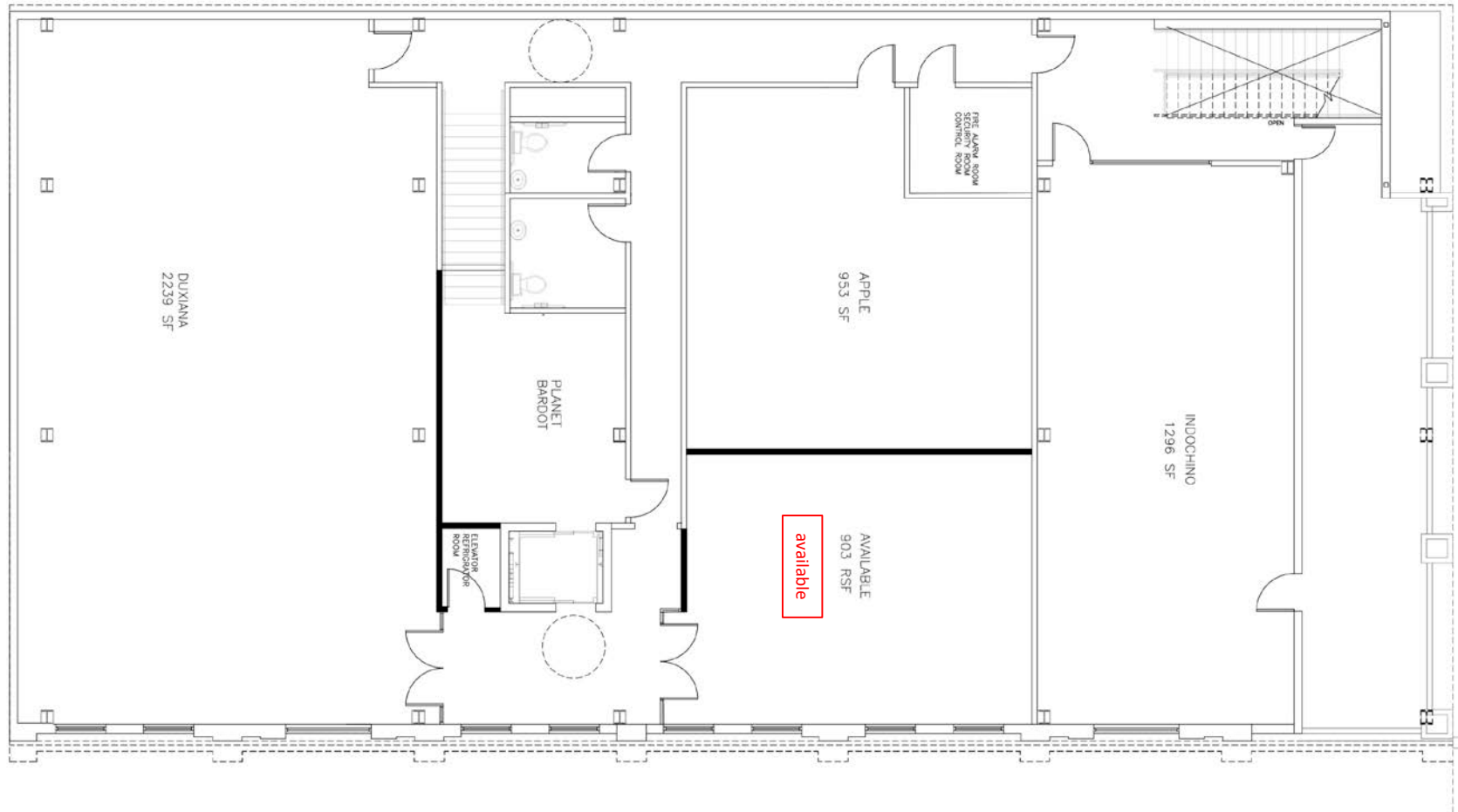
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