



**MULTI-TENANT FOR LEASE**

Total SF: 106,234  
 Available: 30,861 SF  
 NNN Rate: \$3.89 Per SF

## Bent Tree Plaza Shopping Center

2661 Midway Road  
 Carrollton, TX 75006

### Features

Bent Tree Plaza is located in Carrollton on the Addison border. Offering a great location at the Southwest corner of Midway Road and Trinity Mills Road and is anchored by the Venetian Theater Movie Grill. Bent Tree Plaza is just minutes from the George Bush Turnpike and the Dallas North Tollway. This is a busy location great for retail, service businesses, and restaurants.  
 Close to the Dallas North Tollway and the George Bush Turnpike.  
 UP TO 1 ACRE PAD SITE AVAILABLE WITH 99.5 FT. FRONTAGE ON MIDWAY

**Anchor Tenant:** Venetian Theater Movie Grill

### Demographics

Year: 2014 Source: ESRI	1 Mile	3 Mile	5 Mile
Population	16,162	135,272	355,698
Households	9,019	66,298	153,489
Avg Household Income	76,330	89,490	98,804

### Traffic Counts

Trinity Mills Road	22,220 CPD
Midway Road	38,180 CPD
Year: 2014 Source: ESRI	

### Tenants and/or nearby Tenants



**John West**  
 SVP-Retail Leasing  
 972-931-7400 x213  
 jwest@sabrerealty.com

Dallas/Ft. Worth  
 16475 Dallas Parkway, Suite 880  
 Addison, TX 75001

## BENT TREE PLAZA CENTER

2661 MIDWAY ROAD  
CARROLLTON, TX 75006

**PROPERTY DATA**

2661 Midway Road		
Suite	Tenant	SF
100	TOMATO PIE	1440
101	AVAILABLE	1432
101A	CRESTVIEW CLEANERS	1368
102	SUNNY'S BEVERAGE ZONE	2100
103	NIJIRA BRAIDS	776
104	MILLS DONUTS	1014
106	THE ISLAND SPOT	2056
109	THE CHOP SHOP	3997
110	RAWLINGS JEWELRY	2795
114	AVAILABLE	2555
116	MI ELECTRONICS	2296
117	THE STEELE SHOP	696
201	DOLLAR TREE	10000
205	AVAILABLE	2045
207	METRO CREST RESALE STORE	8238
209	ADDISON UPHOLSTERY	2324
210	HOUSTIC HERBAL HEALTH	1503
211	AVAILABLE	1561
212	TODAY'S CUT	980
213	AVAILABLE	1051
214	INTRINSIC FOUNDATION	2451
216	AVAILABLE	14,994
216CR	CAMERA ROOM	37
218	NICKLEMANIA	7055
219	AVAILABLE	3033
220	AVAILABLE	3549
225	ONCE UPON A CHILD	6101
228	T+T LEGEND NAILS	1645
229	JUICE CUTS	1527
230	A+ DENTAL - DR. BABALOUJ	1578
232	AVAILABLE	2366
234	AVAILABLE	830
236	FUZZY'S TACO SHOP	3087
239	SCHLOTZSKY'S	3610
O.P.	WENDY'S	3642
<b>TOTAL</b>		<b>106,359</b>



**SITE PLAN**

THIS SITE PLAN IS PREPARED SOLELY FOR THE PURPOSE OF SUBMITTING THE APPROPRIATE LOCATION AND USE OF THE BUILDING PRESENTLY OCCUPYING THE SITE. THE OWNER, BUILDING DESIGN, SITE ENGINEERING, ACCESS AND UTILITIES, AND OTHER SPECIAL REQUIREMENTS, AND ALL OTHERS ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, SUBJECT TO ANY APPLICABLE REGULATORY AGENCIES.

**SITE LEGEND**

	ROOF LADDER ACCESS
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**PARKING TOTALS**

STANDARD:	811
HANDICAP:	11
<b>TOTAL:</b>	<b>822</b>

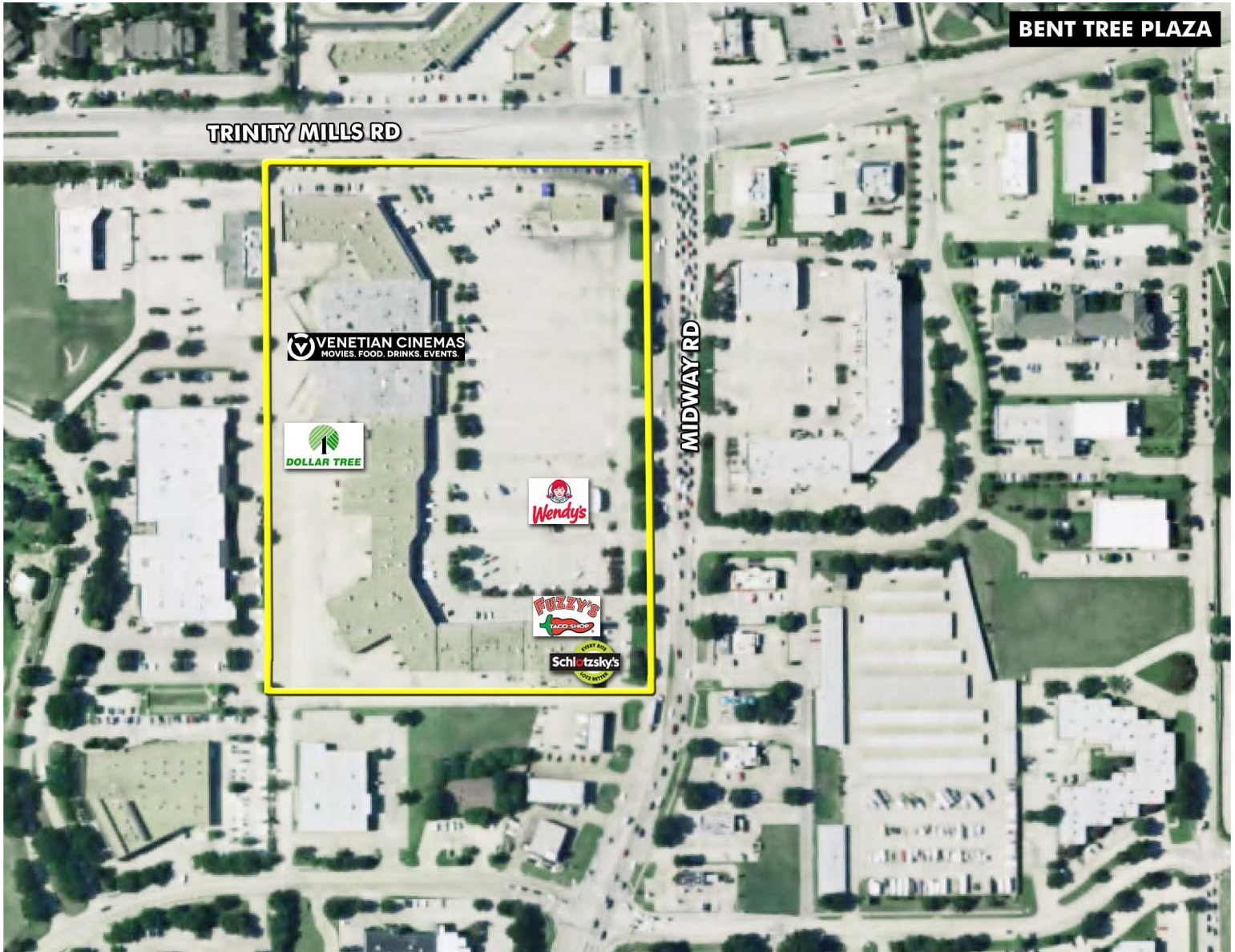
JOHN R. WEST  
LEASING AGENT  
972.931.7400 EXT. 213  
JWEST@SABREREALTY.COM

CARLA GILBERT  
PROPERTY MANAGER  
972.931.7400 EXT. 215  
CARLA@SABREREALTY.COM



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