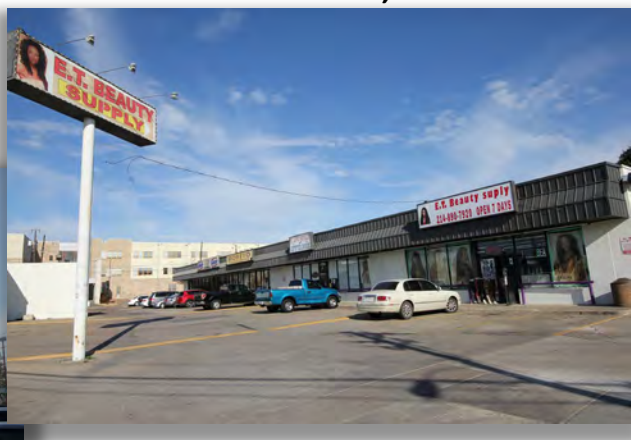


FOR LEASE

Park Oaks Shopping Center

7020 Fair Oaks, 8447, 8451 and 8455 Park Lane Dallas, Texas



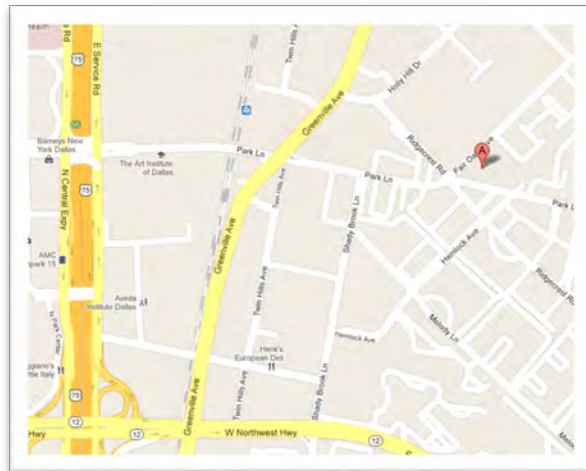
Key Tenants: Beauty Supply, Crown Spirits, Laundromat
Property Size: 13,385 SF
Rental Rate: Negotiable
NNN Charges: \$11.52 sf/yr

Demographics*

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	31,885	147,776	392,799
Avg HH Income:	\$53,279	\$103,064	\$95,831
Daytime Population:	42,694	170,640	458,191
Median Age:	29	35	34

Traffic Counts*: Fair Oaks 8,240 cars per day
Park Lane 25,390 cars per day

* Source: Equifax/NDS Estimates; CoStar



For Information Contact:

Sean Owen

Office: 214-706-6955

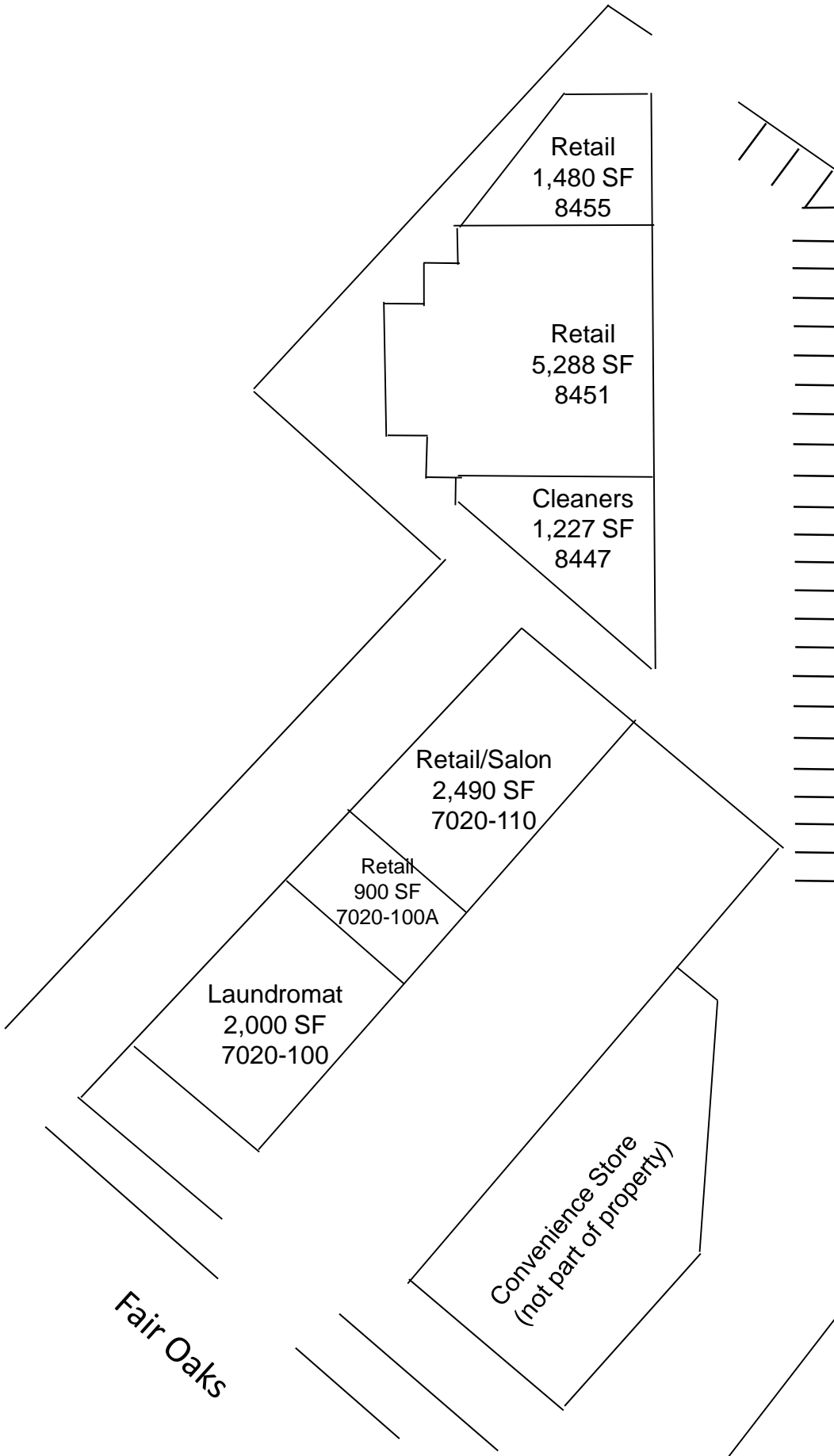
Direct: 214-545-3574

Managed and Leased by:



EF PROPERTIES MANAGEMENT LLC

**5910 N. Central Expy.
Suite 1010
Dallas, Texas 75206**



Retail
1,480 SF
8455

Retail
5,288 SF
8451

Cleaners
1,227 SF
8447

Retail/Salon
2,490 SF
7020-110

Retail
900 SF
7020-100A

Laundromat
2,000 SF
7020-100

Convenience Store
(not part of property)

Park Lane

Fair Oaks