



11111 N CENTRAL
EXPY

For lease:
NWQ 75 &
Royal Ln
Dallas, TX 75243

VENTURE

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Metrics

NWQ 75 & Royal Ln
Dallas, TX 75243

Location

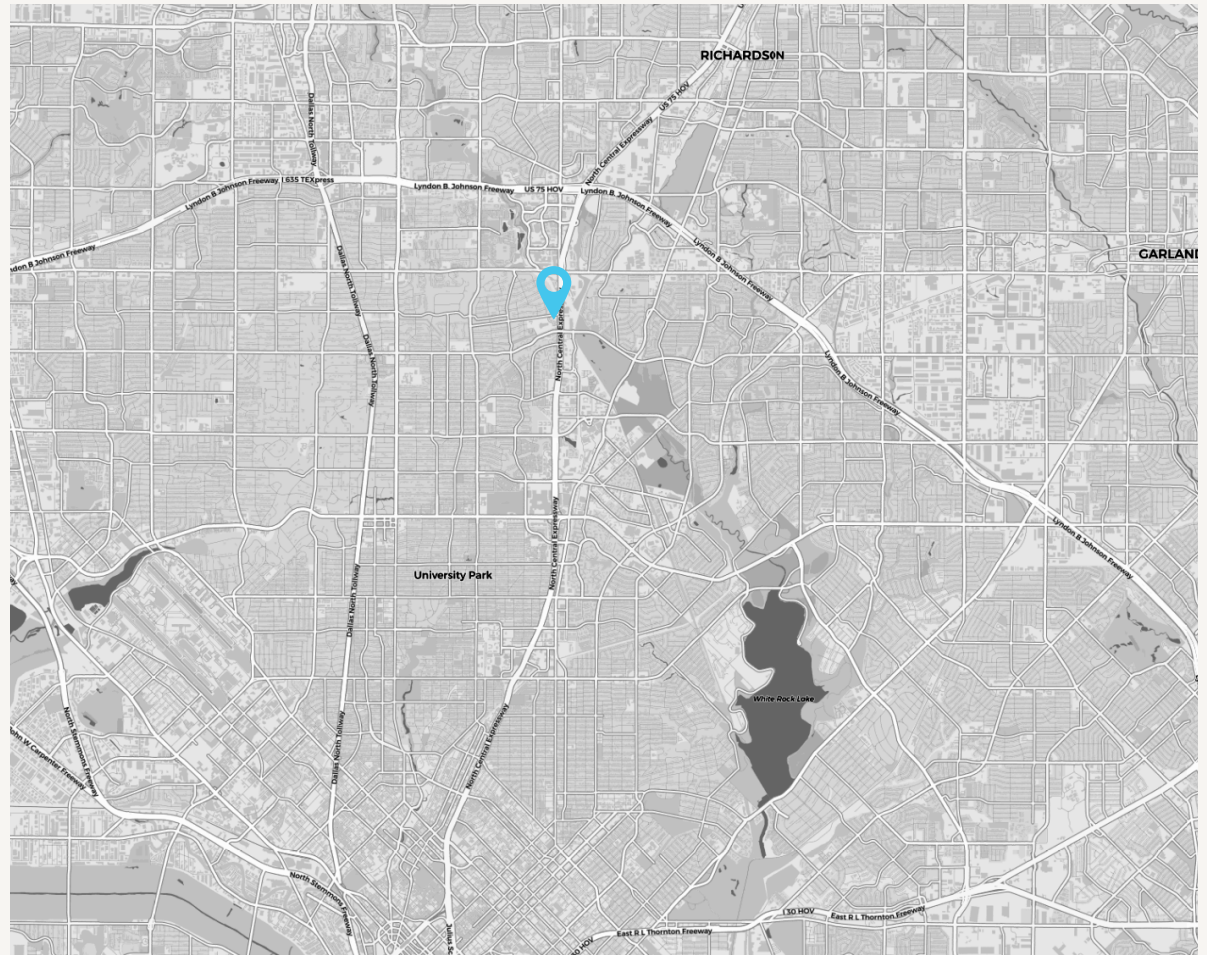
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Available Spaces

Suite F (Tenant Operating)
Total SF = 5,434 SF
First Floor = 3,000 SF
Second Floor = 2,434 SF

Traffic Counts

Central Expy 298,000 VPD	Forest Ln 49,888 VPD
Royal Ln 31,830 VPD	



Area Attractions



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Property Highlights

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1. Great visibility to 75 (North Central Expressway)
2. High income trade area
3. Centrally located in North Dallas

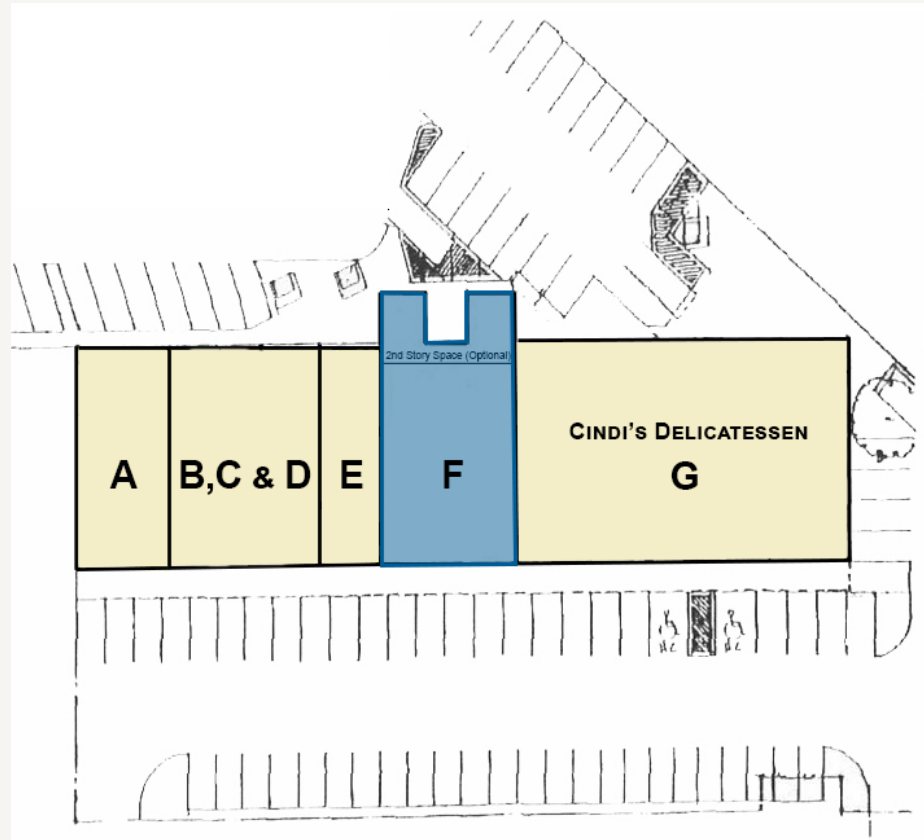


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,342	163,285	411,062
EST. DAYTIME POPULATION	9,045	117,353	338,983
EST. AVG. HH INCOME	\$131,099	\$142,762	\$163,659

Site Plan

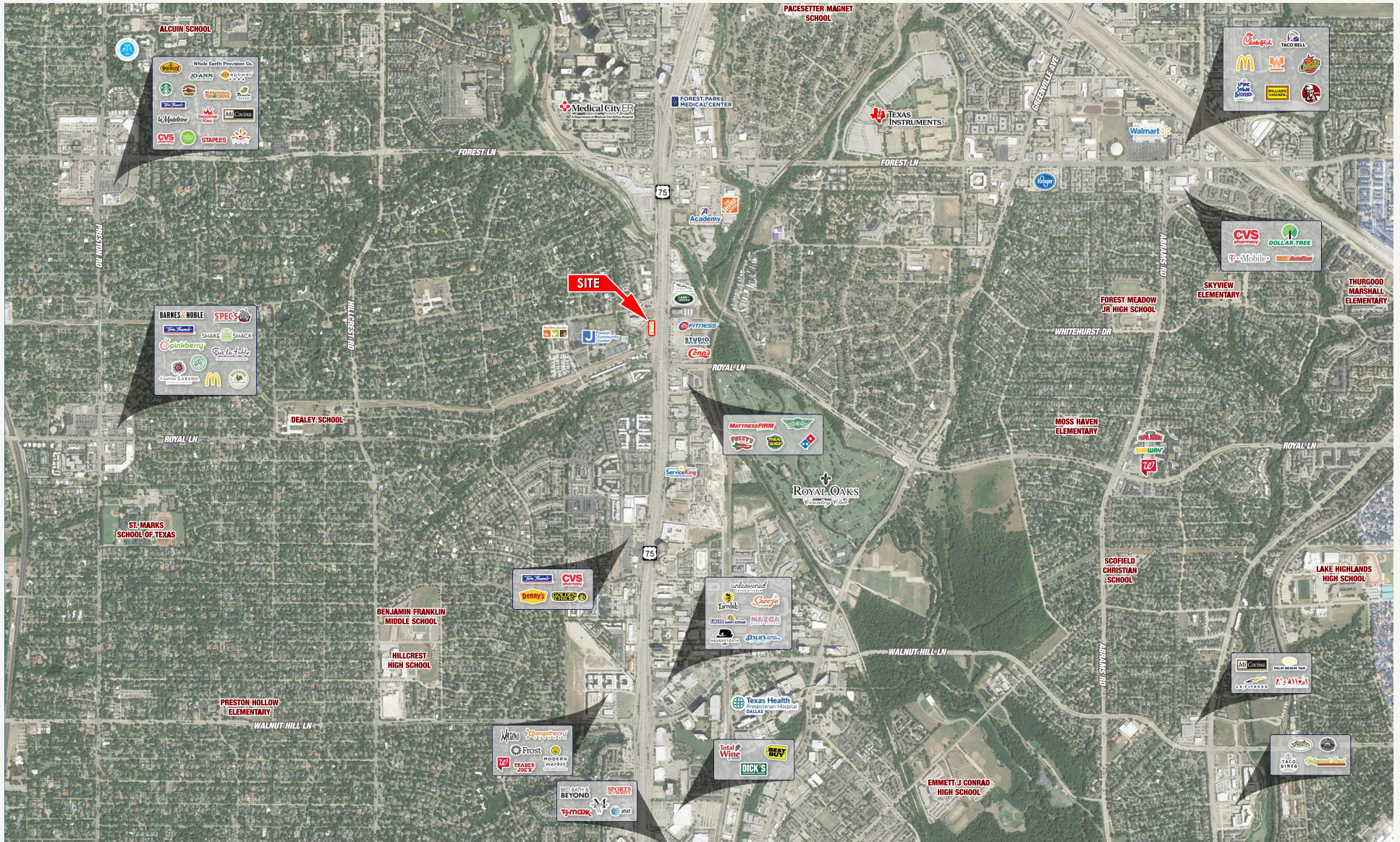
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SUITE	TENANT	SQUARE FEET
A	The Big Little Fish Store	1,667
B, C & D	Fancy Cakes By Lauren	2,893
E	Adorable Grooms	1,233
F	AVAILABLE (TENANT OPERATING)	5,434
G	Cindi's Delicatessen	5,275

Aerial

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