



ROSEWOOD COURT

For lease:
NWC Cedar Springs
Rd & Pearl St
Dallas, TX 75201

VENTURE

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Metrics

NWC Cedar Springs Rd & Pearl St
Dallas, TX 75201

Location

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Size

Retail
22,472 SF

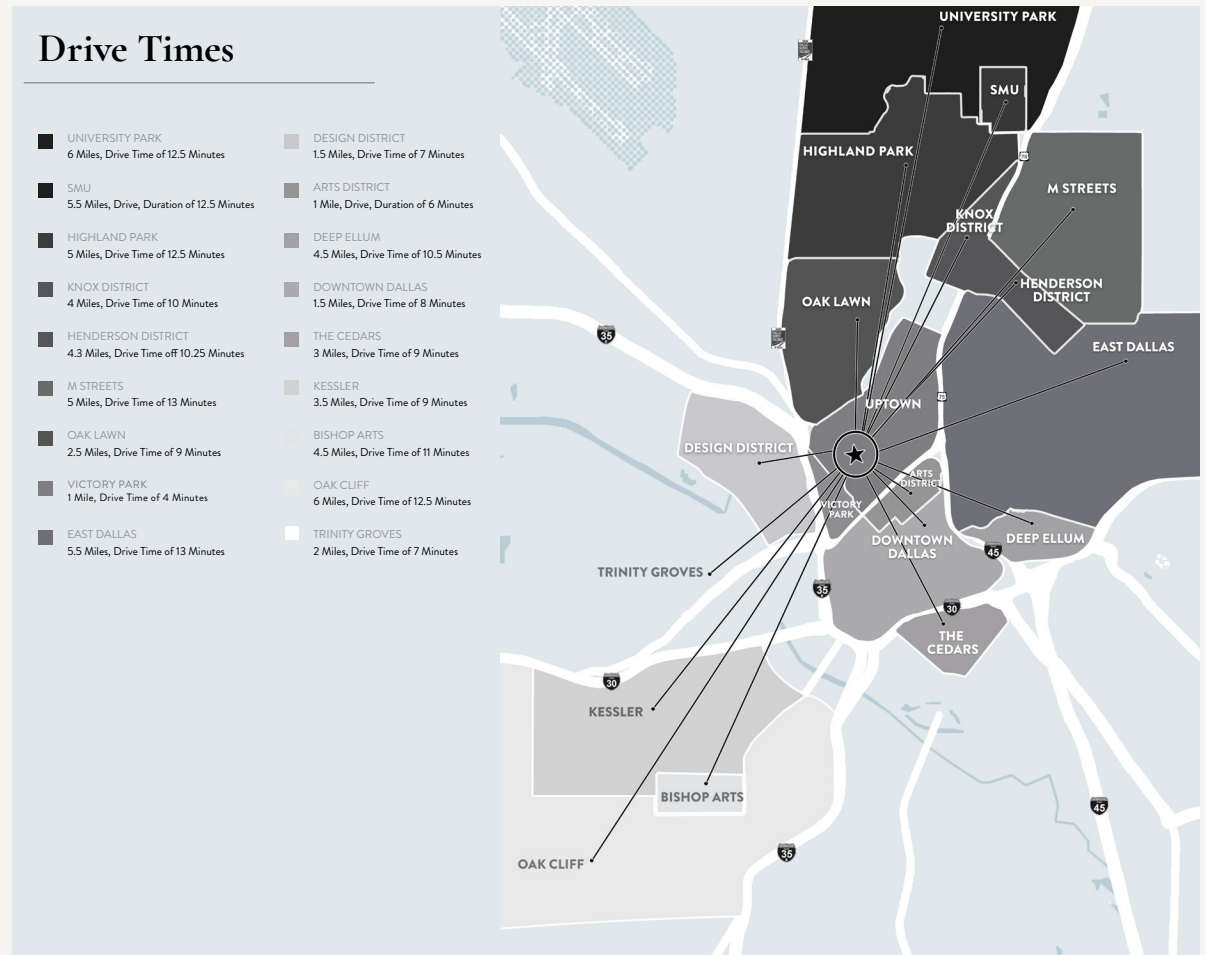
Available Spaces

Suite R170
800 SF

Traffic Counts

Cedar Springs Rd
14,283 VPD

Pearl St
23,600 VPD



Area Attractions

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

OCEAN PRIME
SEAFOOD • STEAKS • COCKTAILS

WINE + DINE
SIXTY VINES

SALT HOUSE
PILATES STUDIO



Property Highlights

NWC Cedar Springs Rd & Pearl St
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1. Retail opportunity in the heart of uptown
2. High daytime population and residential population
3. Site is anchored by Flower Child and Ocean Prime
4. Site is directly across from The Crescent

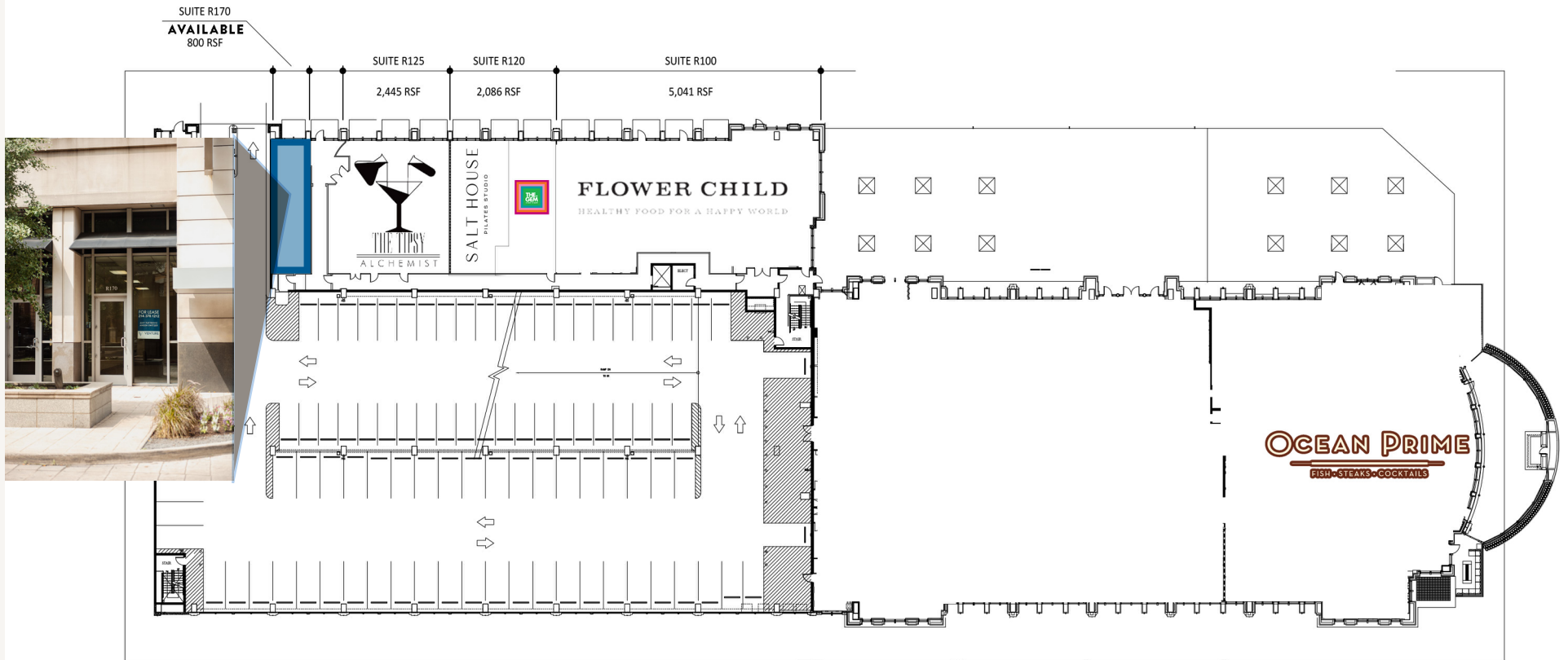


2025 Demographic Summary

	1 MILE	2 MILES	3 MILES
EST. POPULATION	45,354	122,940	204,888
EST. DAYTIME POPULATION	121,763	203,044	255,958
EST. AVG. HH INCOME	\$159,306	\$143,709	\$147,657

Site Plan

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Aerial

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Photos

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VENTURE

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