

GREENVILLE PAD SITE

For lease:
4830 Greenville
Ave
Dallas, TX 75206

VENTURE

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Metrics

4830 Greenville Ave
Dallas, TX 75206

Location

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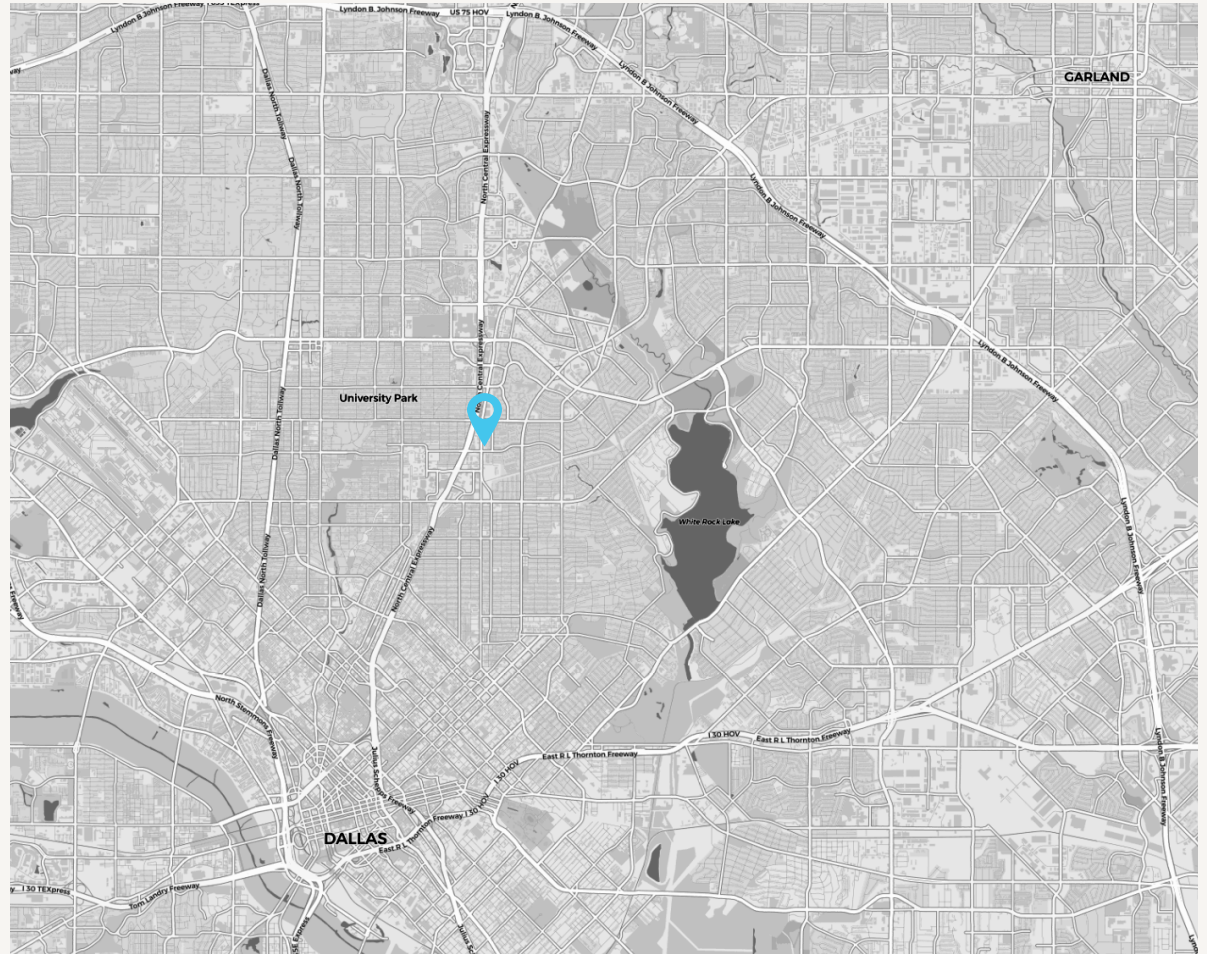
Size

.33 AC

Traffic Counts

Greenville Ave
21,700 VPD

University Blvd
11,611 VPD



Area Attractions



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Property Highlights

4830 Greenville Ave
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1. Prime real estate in the heart of one of Dallas' restaurant hubs
2. Opportunity for drive-thru
3. Freestanding restaurant opportunity
4. Across from the 1.1 million sf Energy Square Business Center
5. Close proximity to SMU campus

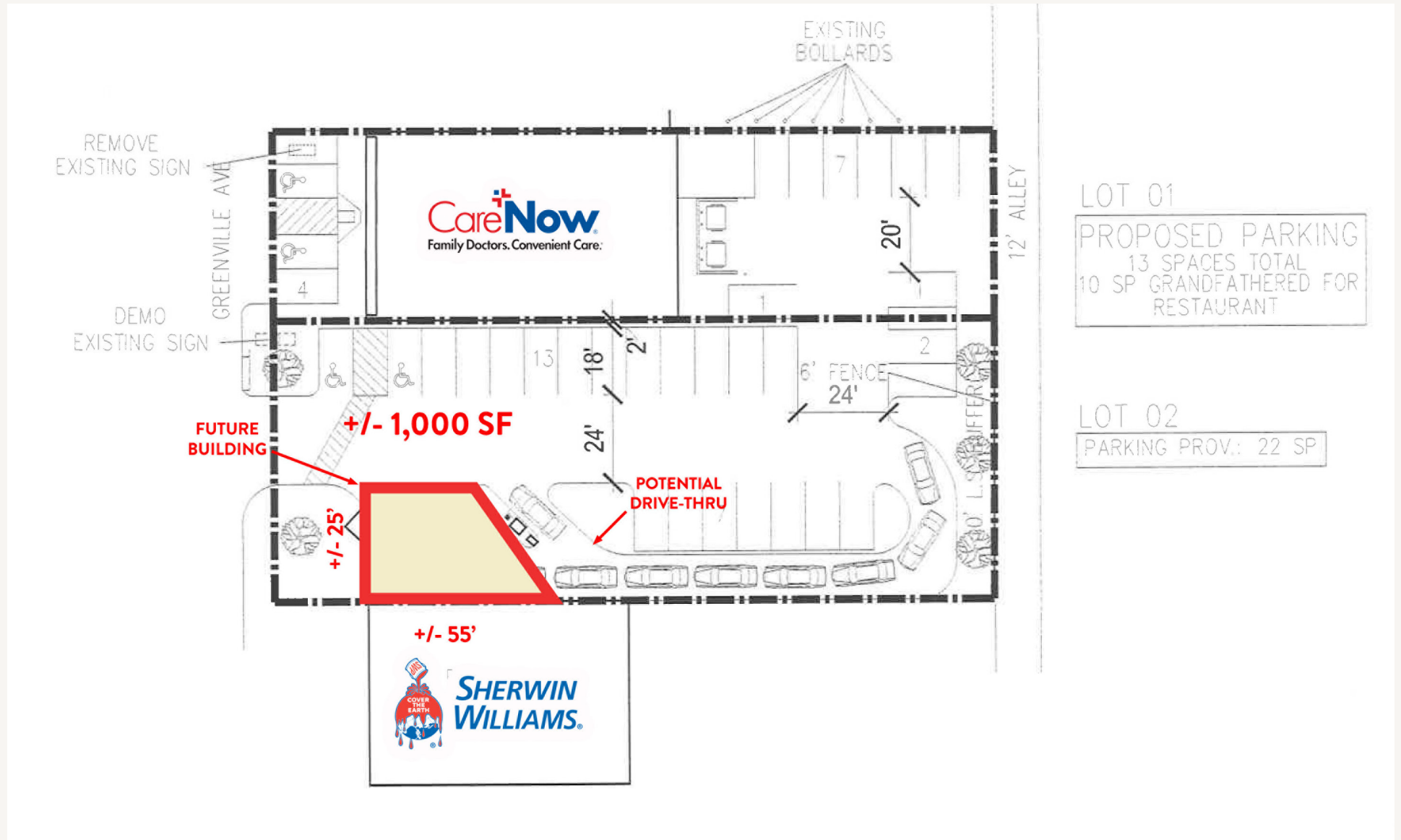


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	27,194	179,217	449,988
EST. DAYTIME POPULATION	17,003	125,448	388,505
EST. AVG. HH INCOME	\$157,669	\$205,870	\$175,127

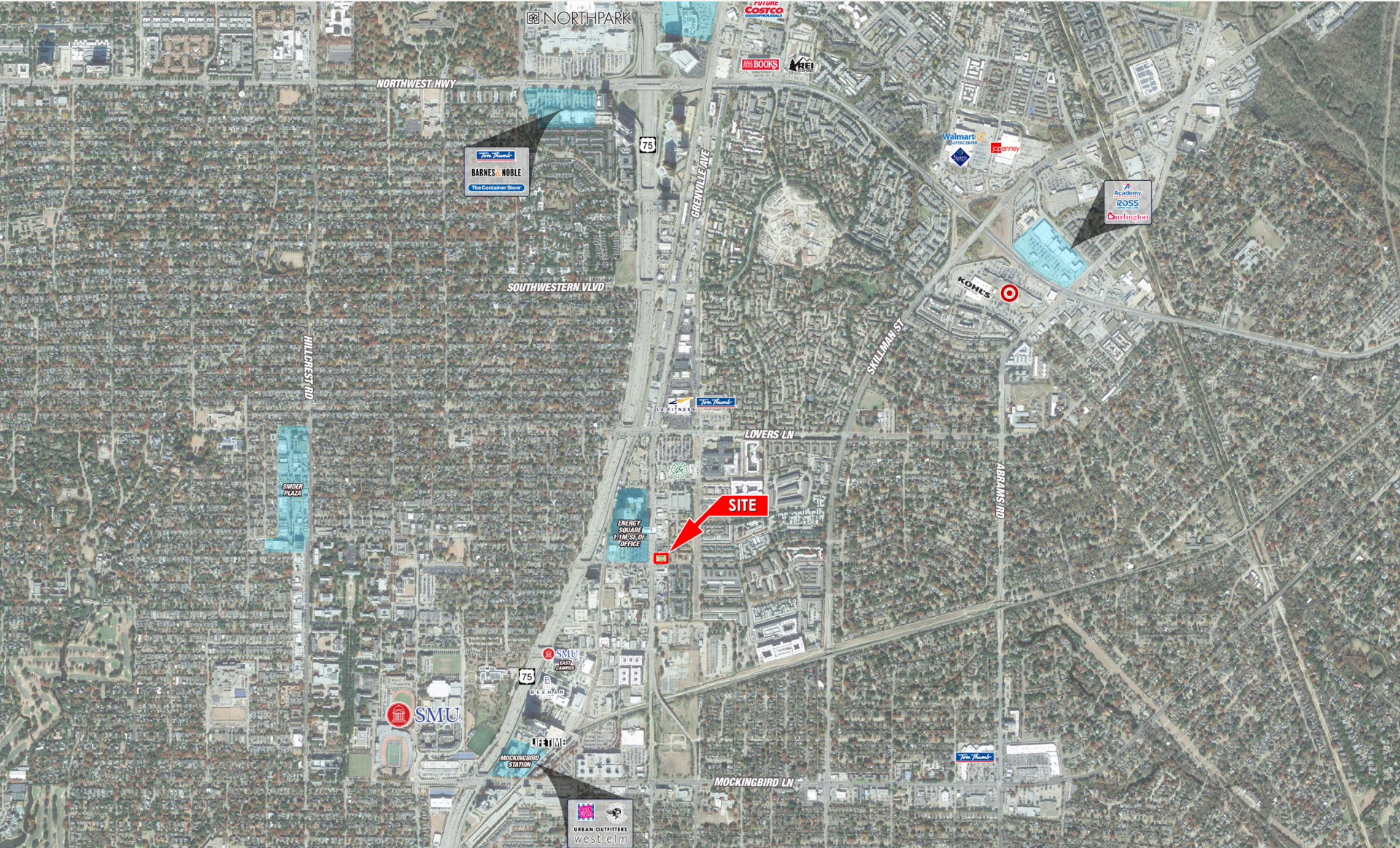
Conceptual Drive-Thru

4830 Greenville Ave
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Aerial

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