



MUSE SHOPS AT MIDTOWN

For lease:
5203-5223
Alpha Rd
Dallas, TX 75240

VENTURE

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Metrics

5203-5223 Alpha Rd
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Location

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Available Spaces

Suite A3
4,123 SF

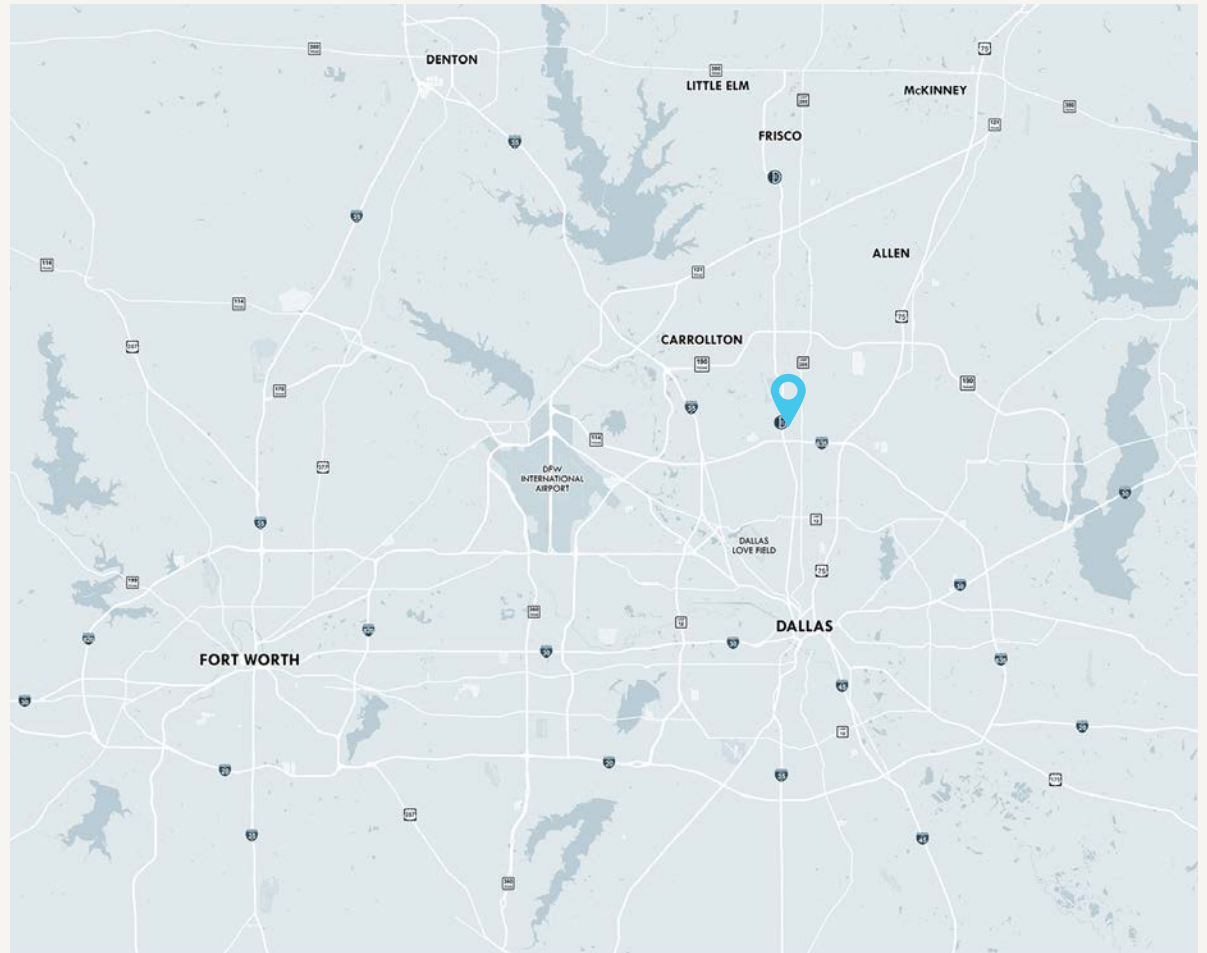
Suite B150
4,248 SF

Suite C3
3,590 SF

Suite B3
3,995 SF (2nd Gen Restaurant)

Suite C110
12,515 SF

Suite B100 (Available July 2026)
4,845 SF



Traffic Counts

DNT
140,974 VPD

Alpha Rd
12,418 VPD

Area Attractions



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Property Highlights

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1. Located directly across from the Galleria
2. Mixed use development with multifamily
3. Centrally located in North Dallas



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	28,846	127,360	366,634
EST. DAYTIME POPULATION	64,606	205,970	386,511
EST. AVG. HH INCOME	\$93,380	\$154,596	\$153,461

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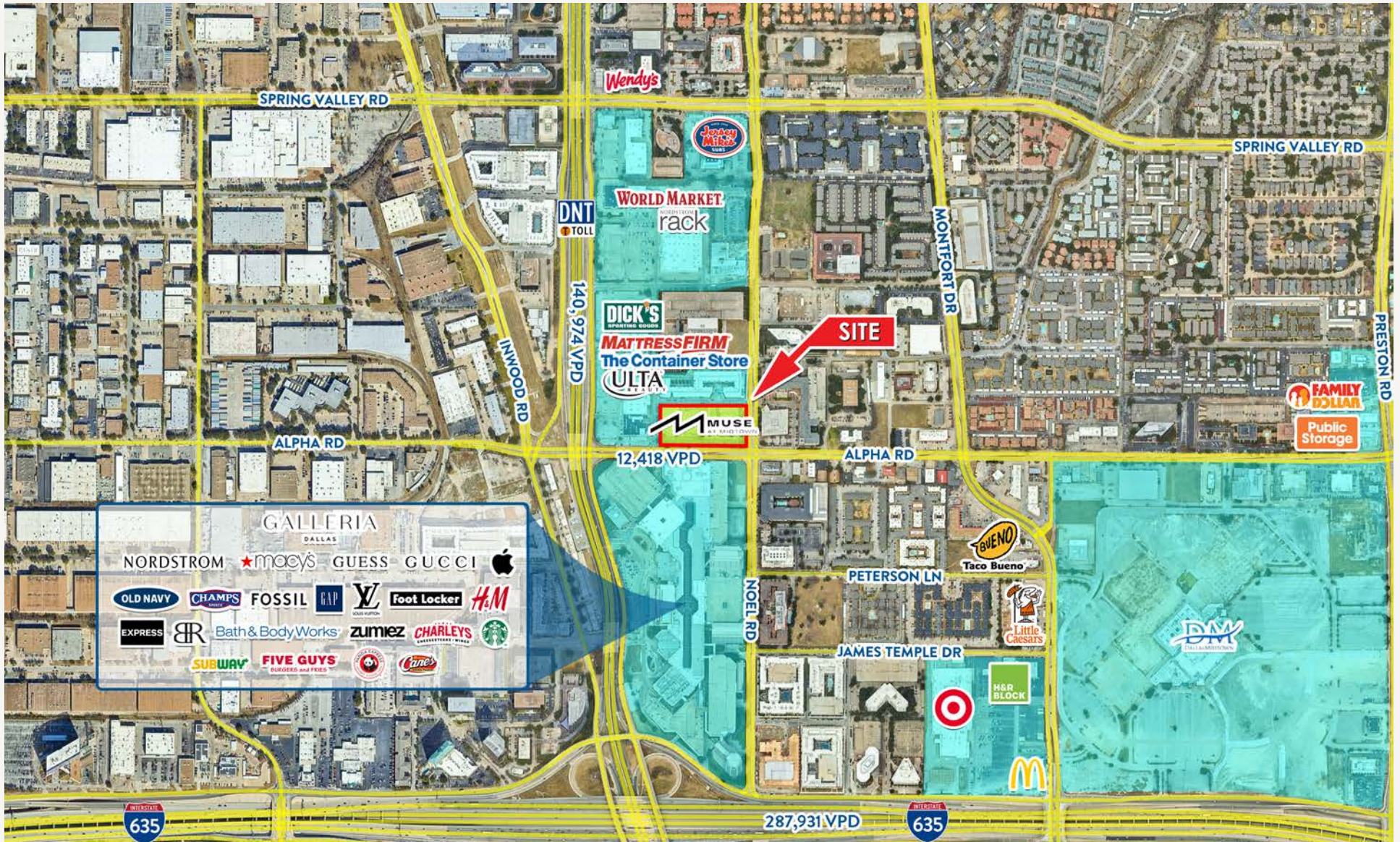
Site Plan

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Close Aerial

5203-5223 Alpha Rd
Dallas, TX 75240



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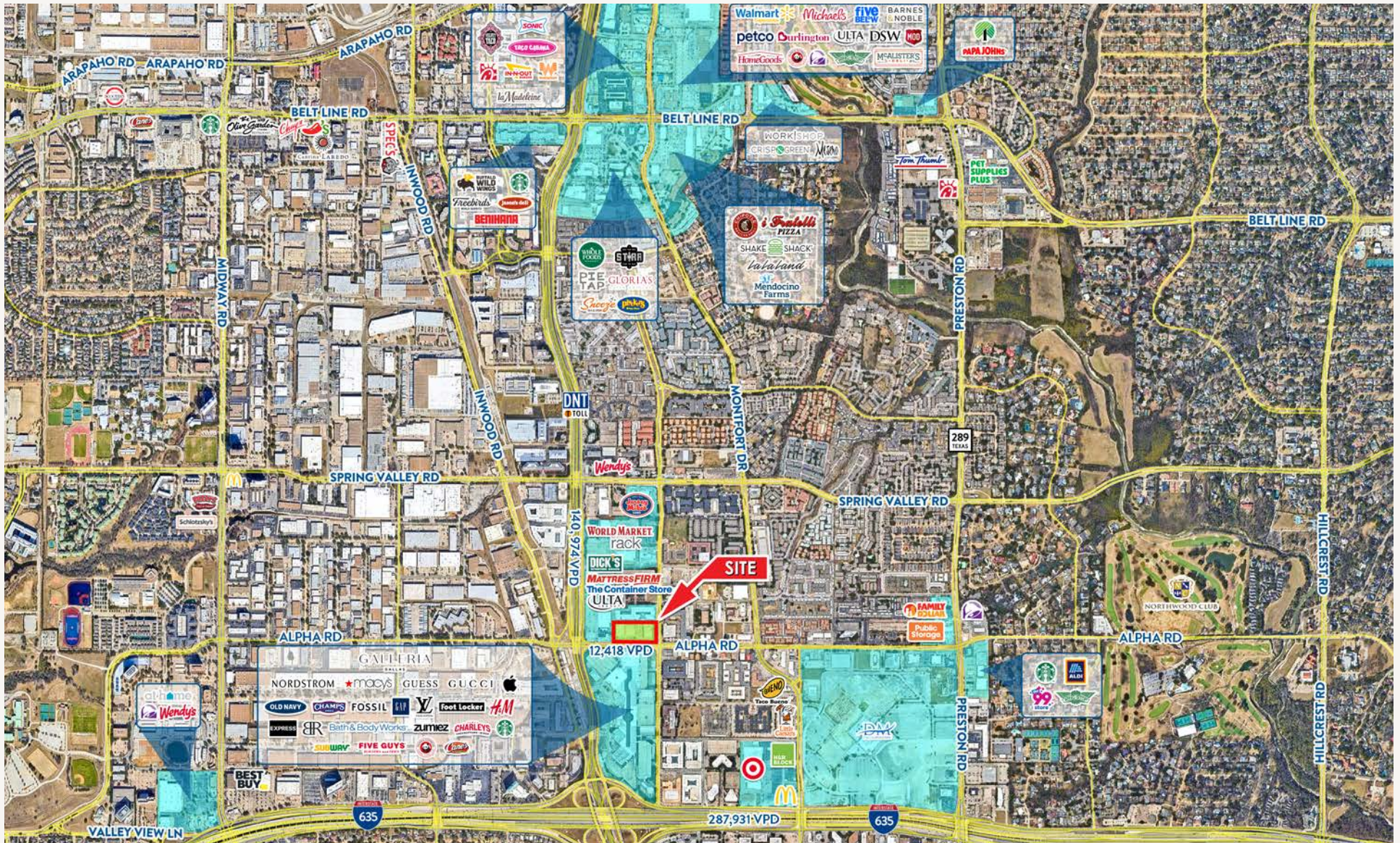
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Far Aerial

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VENTURE

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