



21,582 SF
2ND GEN RETAIL

For Lease
10838 N Central Expy
Dallas, Texas 75231

VENTURE

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Metrics

10838 N Central Expressway
Dallas, Texas 75231

Location

SEQ N Central Expressway & Royal Lane

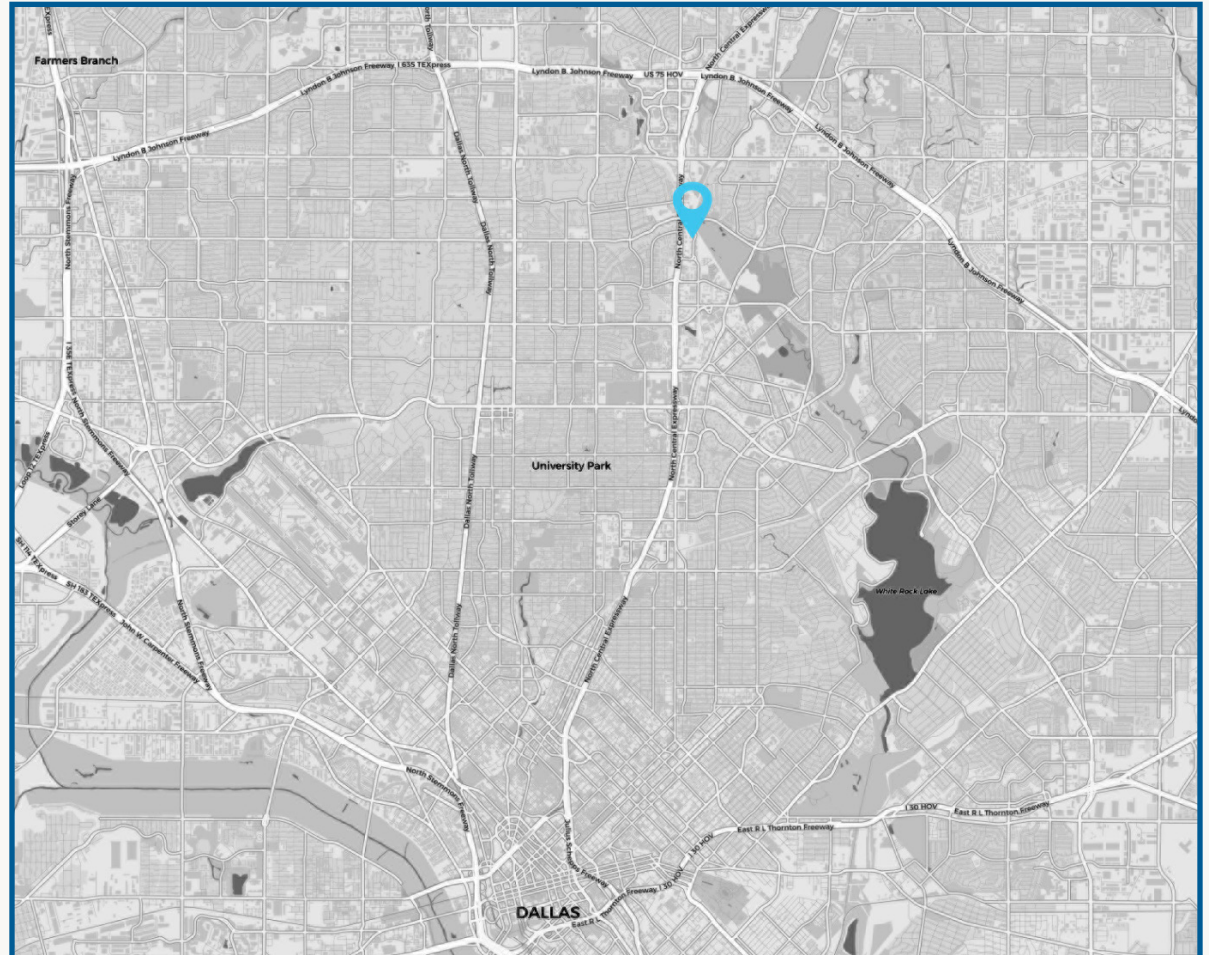
Size

Building
21,582 SF

Traffic Counts

N Central Expressway
236,445 VPD

Royal Lane
22,147 VPD



Area Attractions



Property Highlights

10838 N Central Expressway
Dallas, Texas 75231

For Lease

1. 21,582 SF Freestanding retail building
2. Pylon signage with visibility to N Central Expressway
3. 2nd Generation retail - Former Sam Ash Music Store

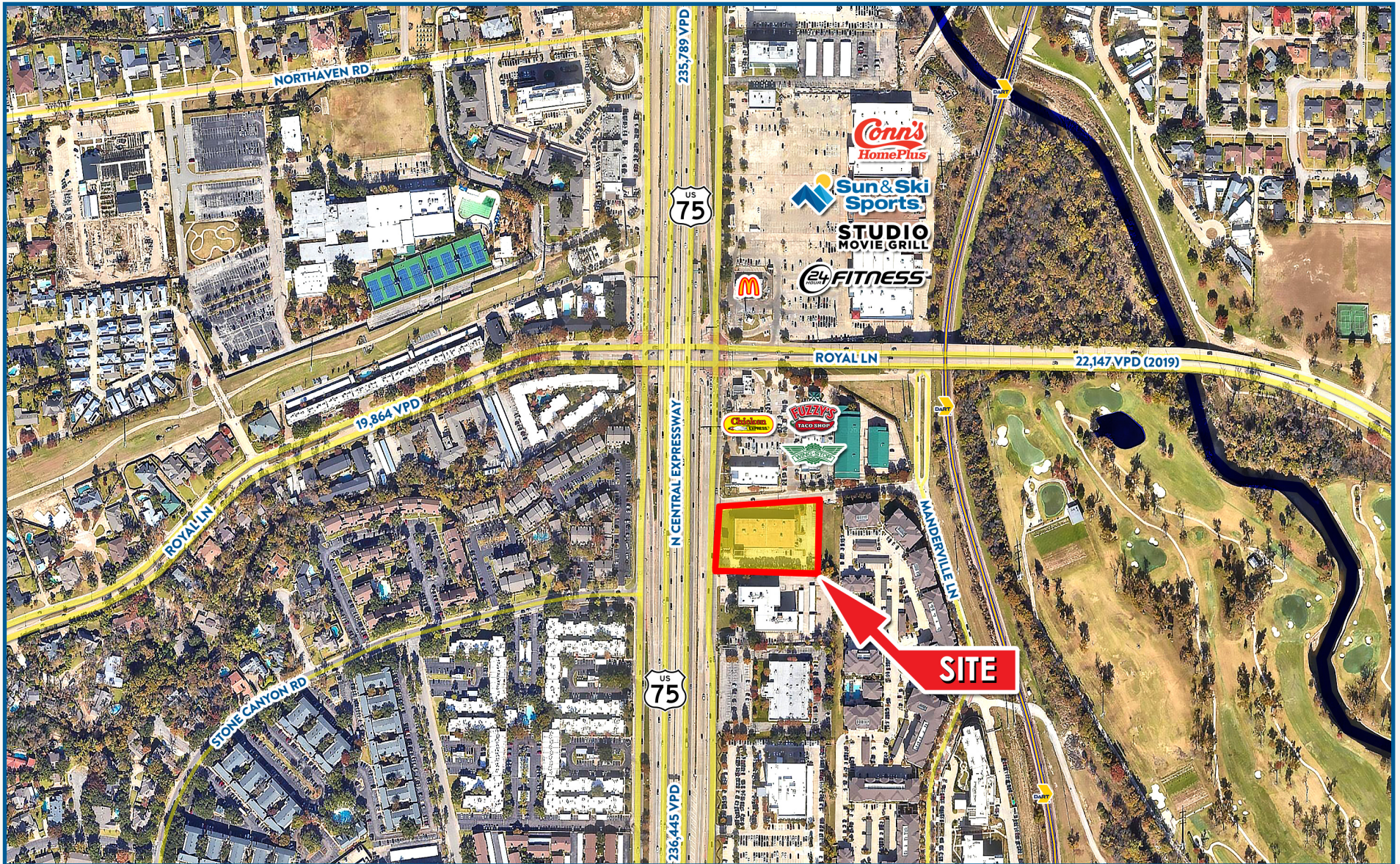


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,022	163,016	412,195
EST. DAYTIME POPULATION	12,033	112,998	320,276
EST. AVG. HH INCOME	\$128,237	\$143,345	\$165,480

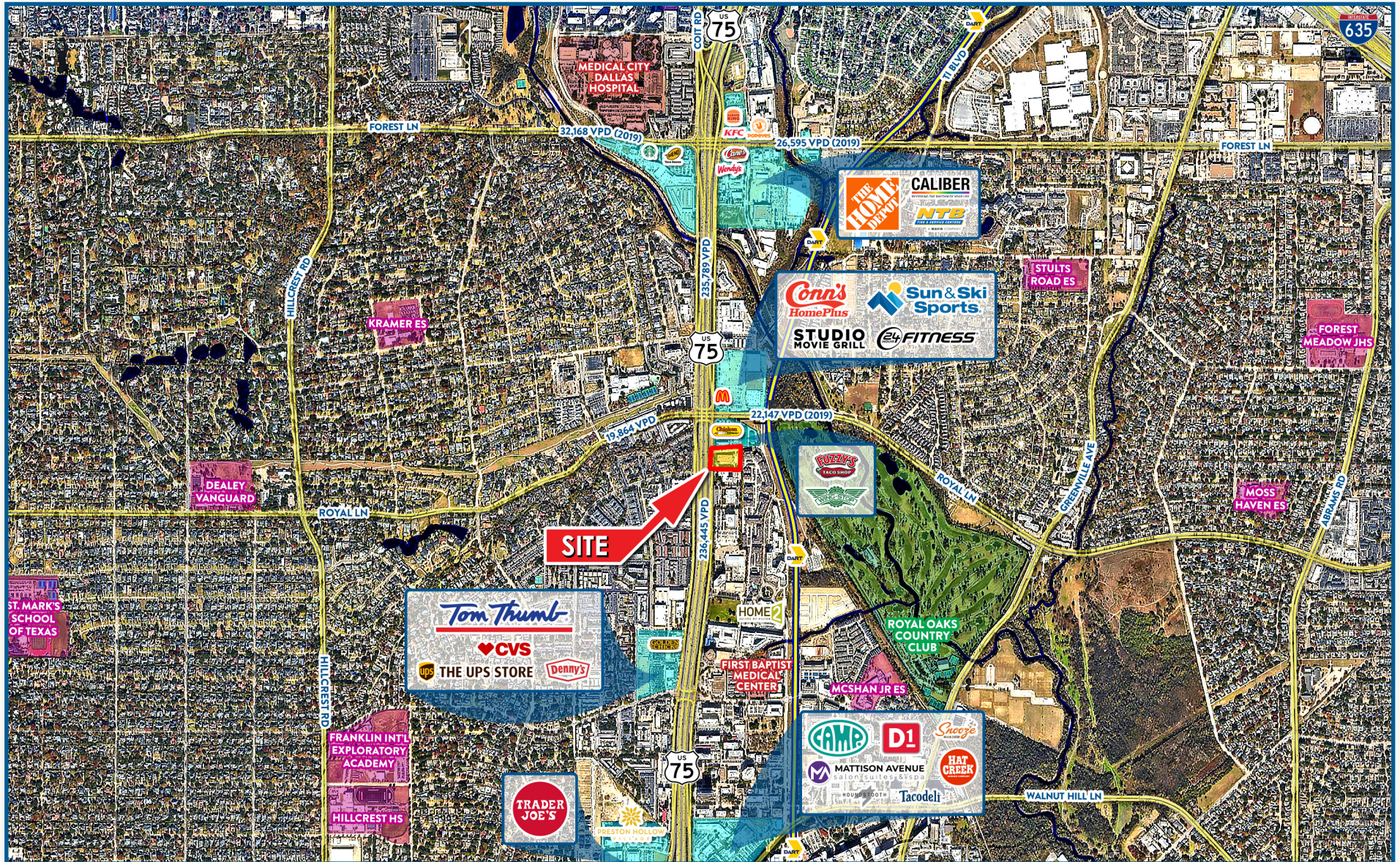
Close Aerial

10838 N Central Expressway
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Far Aerial

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