



2105 S  
EDGELFIELD

For lease:  
2nd Gen  
Restaurant/Retail  
Dallas, TX

VENTURE

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# Metrics

2105 S Edgefield Ave  
Dallas, TX

## Location

2105 S Edgefield Dr

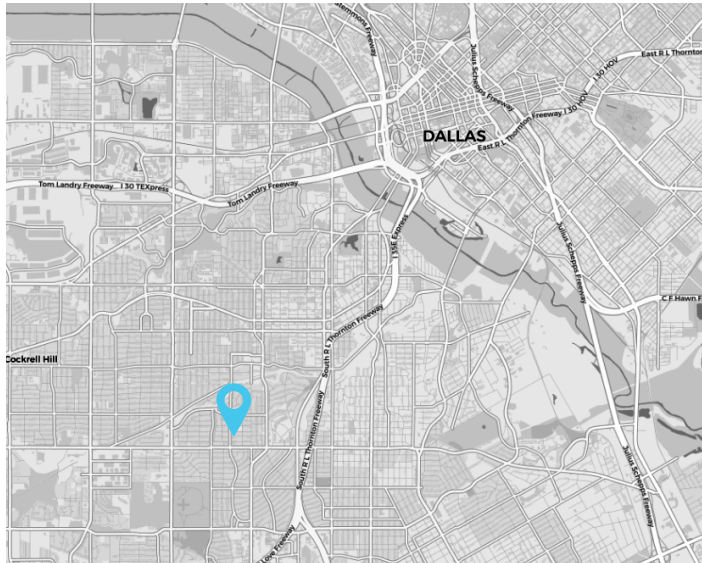
## Available Spaces

2,100 SF

## Traffic Counts

Illinois Ave  
25,745 VPD

I-35E  
236,478 VPD



## Property Highlights

1. Second gen restaurant/retail opportunity
2. Located in the heart of Downtown Elmwood
3. Easy access to Bishop Arts District and I-35E

## 2026 Demographic Summary

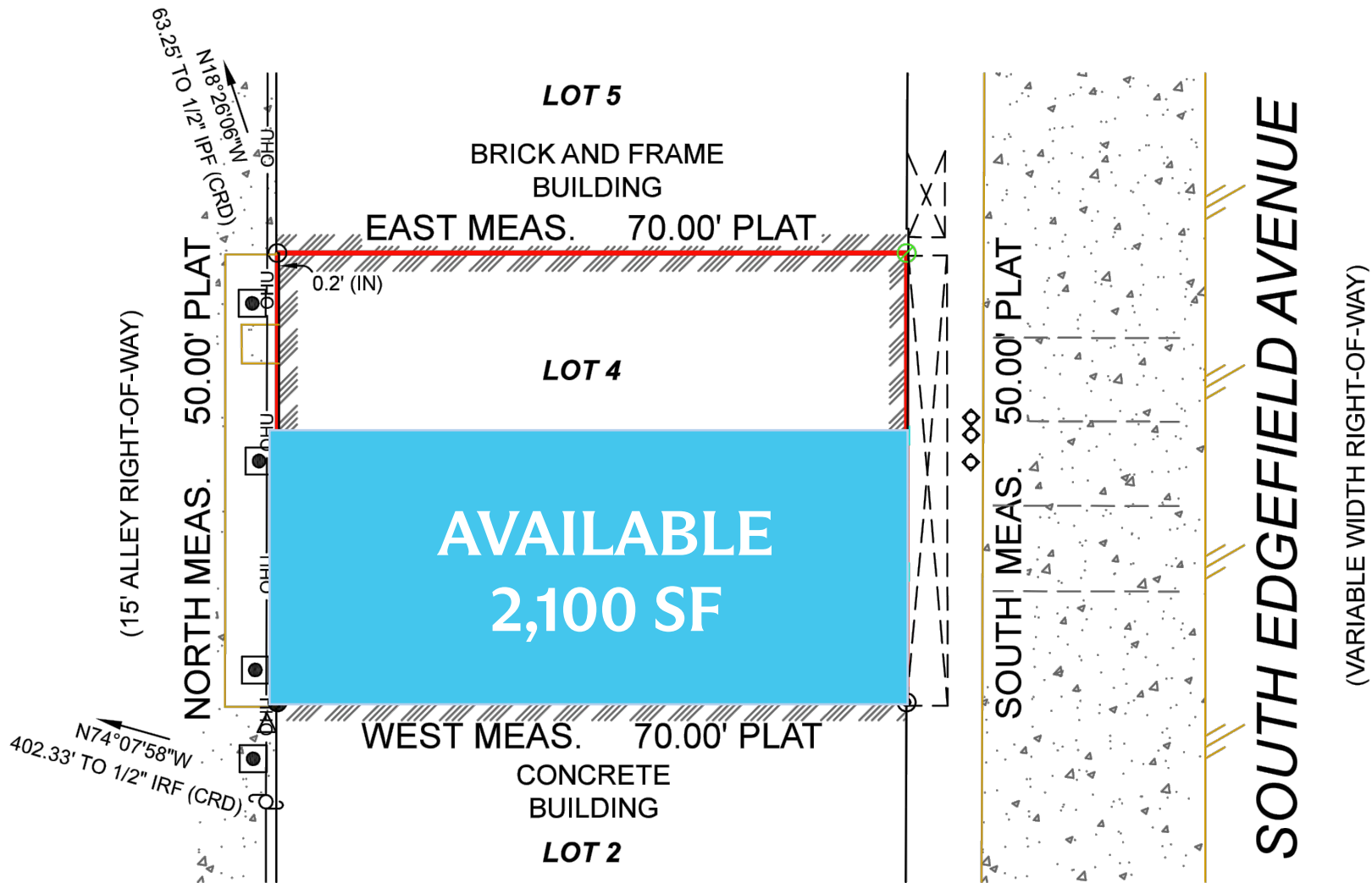
	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,879	166,058	324,887
EST. DAYTIME POPULATION	3,242	36,327	156,137
EST. AVG. HH INCOME	\$94,789	\$92,904	\$92,479

## Area Attractions



# Site Plan

2105 S Edgefield Ave  
Dallas, TX





# Site Imagery

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# Targeted Concepts

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WINE BAR.

COCKTAIL/MEZCAL LOUNGE.

VINTAGE SODA FOUNTAIN & GRILLED CHEESE.

CURATED DELI & MARKET.

HEALTHY ALL-DAY CAFE.

SALAD KITCHEN.

MODERN TEA ROOM.

CHEF DRIVEN CAFE.

2105 S Edgefield  
Ave  
Dallas, TX

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**VENTURE**

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