

ENDCAP
RETAIL
FOR LEASE

2,442 sf - 4,500 sf ▪ DALLAS MSA
2810 E TRINITY MILLS RD ▪ CARROLLTON, TX 75006



(972) 301-8000

Management@TMPRetailGroup.com

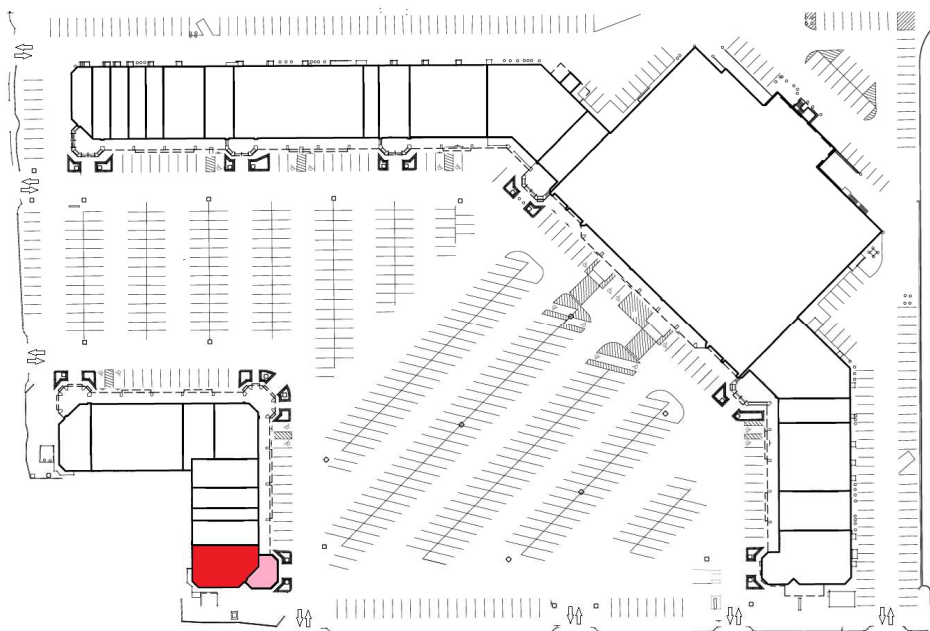
▪ **BROKERS WELCOME** ▪

FOR LEASE - PRIME RETAIL SPACE

- **Prime Signalized Intersection:** E Trinity Mills Rd & Marsh Ln
- **High Vehicle Traffic:** 53k+ Cars per Day
- **Large Storefront Presence:** Direct visibility & exposure from Marsh Ln
- **Anchored by Fitness Connection:** Consistently heavy daily traffic driver
- **Solid Tenant Mix:** UPS Store, Subway, Wingstop, H&R Block, MyEyeDr, Mena's Tex-Mex Grill, etc.
- **Multiple Access Points:** 7 entrances, unit located directly at entrance to plaza
- **High Parking Capacity:** 750+ spaces



UNIT DETAILS & CONFIGURATION



UNIT DETAILS

UNIT SIZE

- 2,442 sf (can be extended to 4,600 sf)
- Additional Terrace: 600 sf (can be enclosed)

BUILD OUT / CONFIGURATION

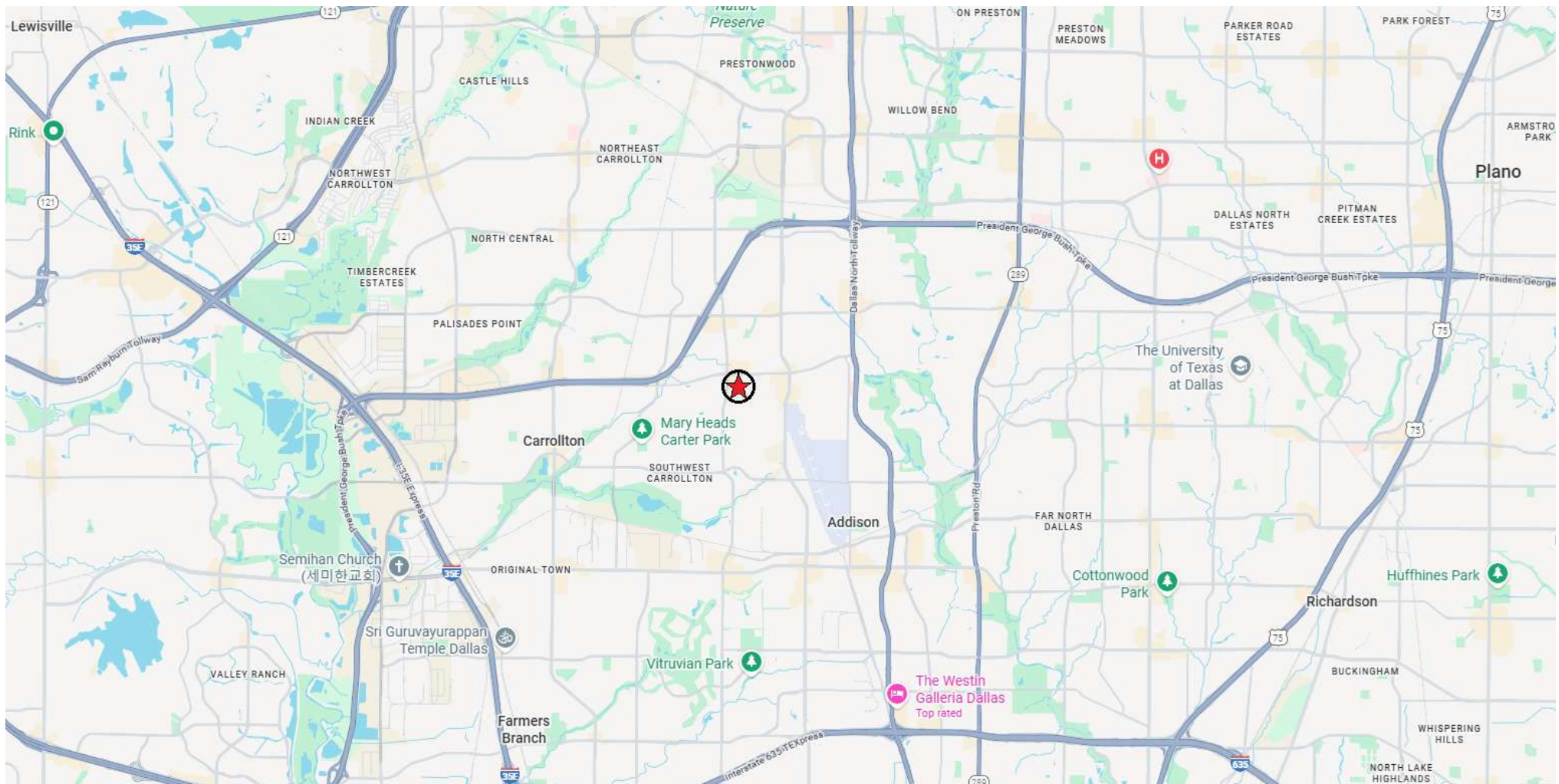
- End Cap
- Direct entrance from Marsh Lane
- 18 ft ceilings

ADVERTIZING & VISIBILITY

- Façade Sign
- Monument Signage



AREA & PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Convenient access to major highways, including I-35E, President George Bush Turnpike (PGBT), and Dallas North Tollway
- Strong visibility with 53,000+ vehicles per day (AADT) directly in front of the plaza
- Ample parking with 750+ spaces to support high customer volume
- Dense surrounding population with 145,000+ residents within a 3-mile radius

TRINITY MILLS POINTE PLAZA



DISCLAIMER

Disclaimer

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All inquiries should be directed to Management@TMPRetailGroup.com or (972) 301-8000

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