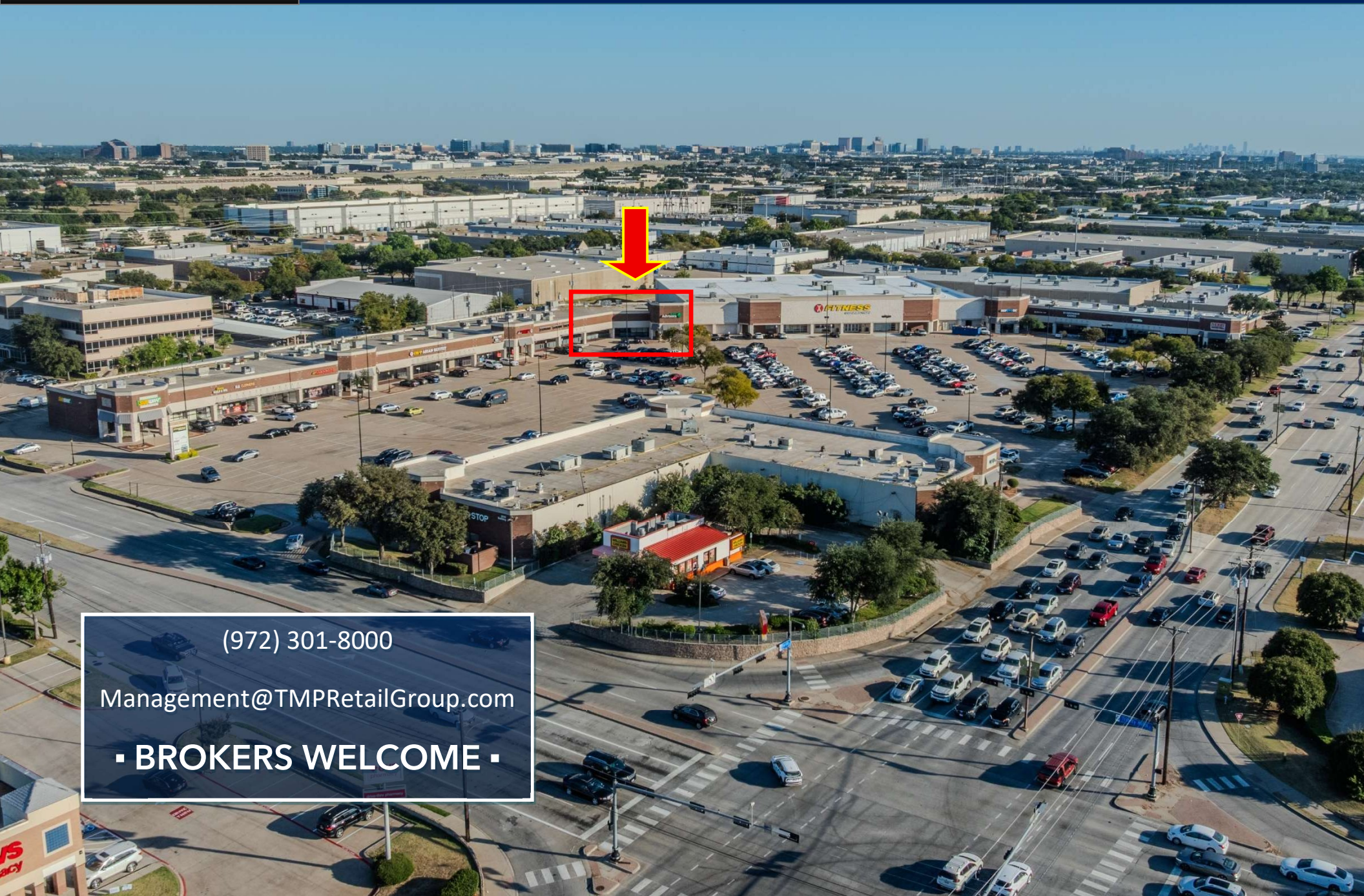


RETAIL SPACE FOR LEASE

7,700 sf ▪ DALLAS MSA

2810 E TRINITY MILLS RD, SUITE 145 ▪ CARROLLTON, TX ▪ 75006



(972) 301-8000

Management@TMPRetailGroup.com

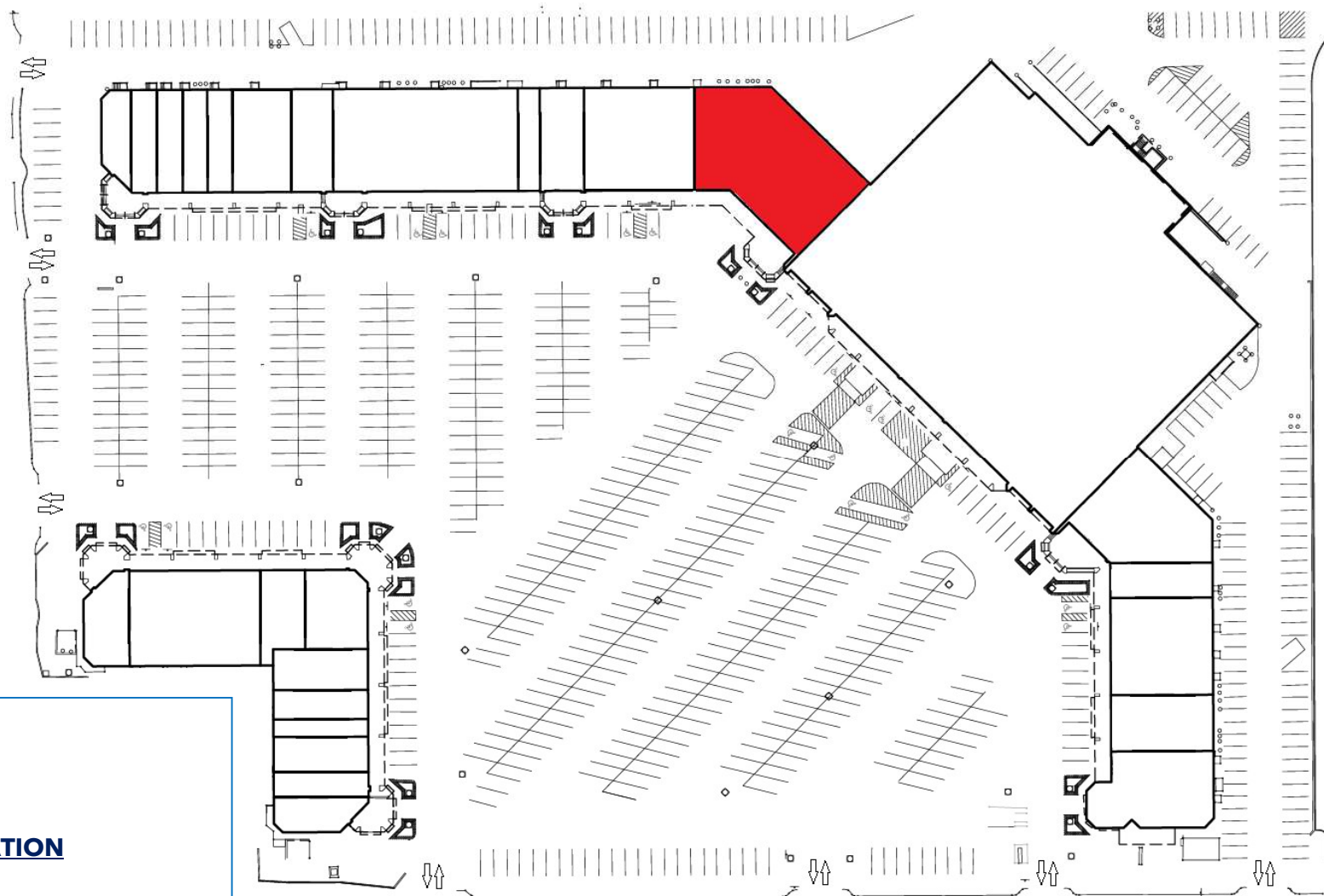
▪ **BROKERS WELCOME** ▪

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

- 7,700 sf

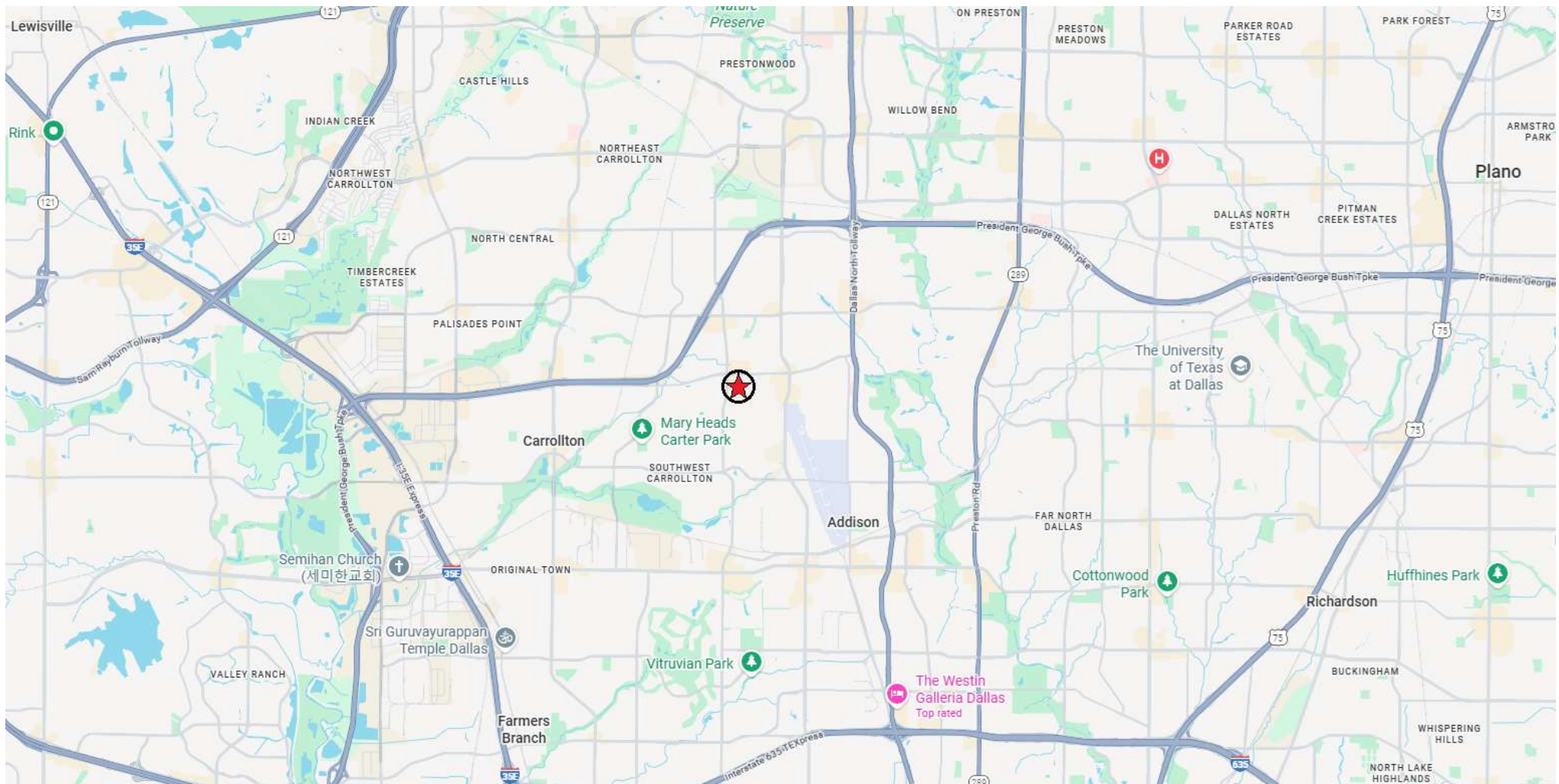
BUILD OUT / CONFIGURATION

- White Box
- 18 ft ceilings
- Covered terrace in front of unit

ADVERTIZING & VISIBILITY

- Façade Sign
- Monument Signage

AREA 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

THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY

This presentation has been prepared and compiled for potential brokers and / or tenants in order to provide a preliminary understanding of the property and to assist the recipient in making their own independent assessment and appraisal of the opportunity. This presentation does not purport to be complete or contain all of the information which a potential broker and / or tenant may require. No representation or warranty is made as to the accuracy, reliability or completeness of any information contained in this presentation.

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

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