

An aerial photograph of a Dallas neighborhood, showing a mix of residential houses, commercial buildings, and parking lots. In the background, the Dallas skyline is visible under a cloudy sky. The text 'Core Dallas' and 'Rooftop Views' is overlaid in a light blue, outlined font, while '2nd Gen' is in a white script font.

Core Dallas *2nd Gen* Rooftop Views

KNOX / HENDERSON | DALLAS, TX

THE **retail** CONNECTION

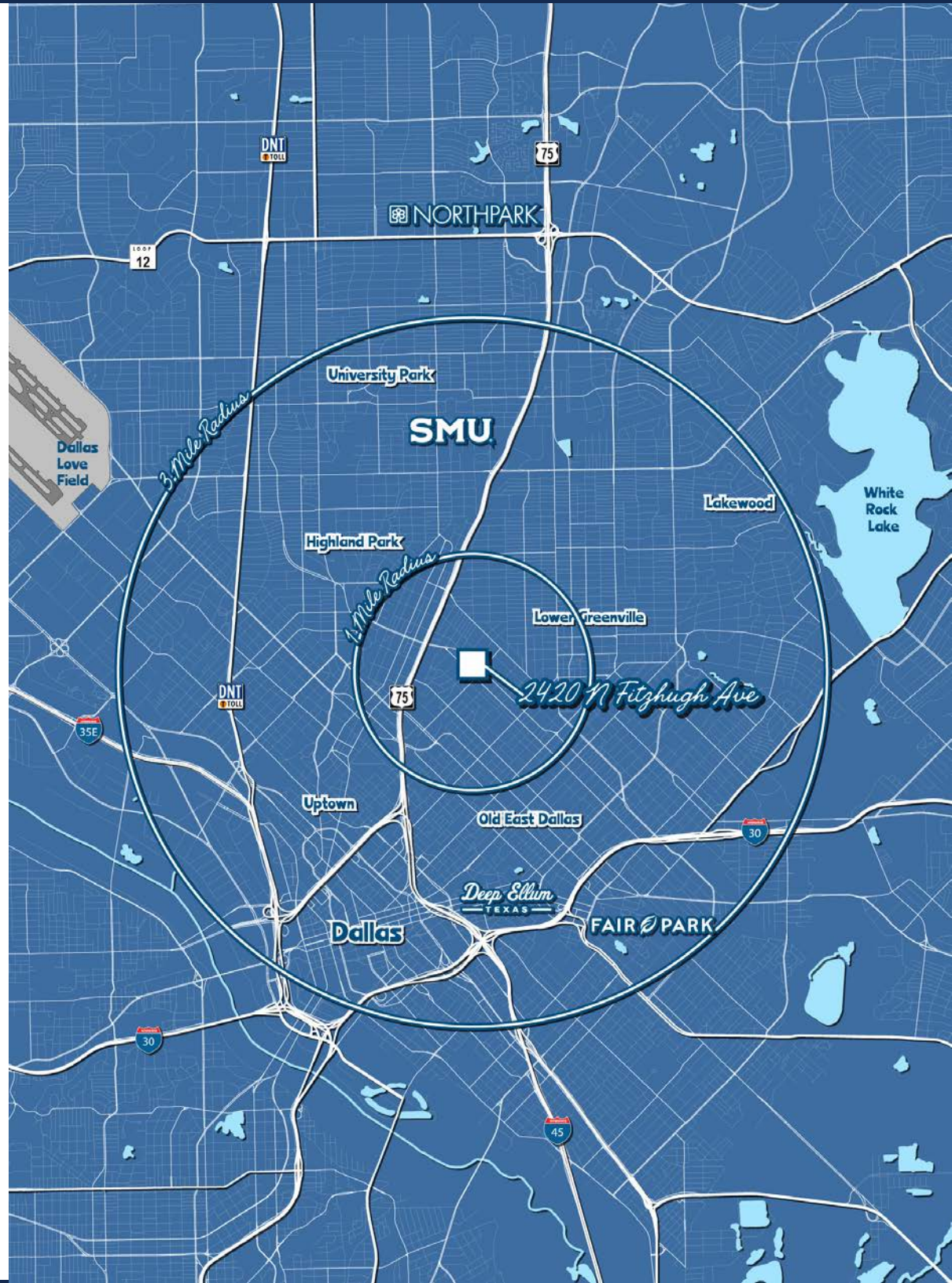


2420 N. FITZHUGH AVE.
Dallas, Texas 75206

6,000 SF with Rooftop Patio
+ Dedicated Parking Lot

Prime Knox | Henderson location

THE **retail** CONNECTION



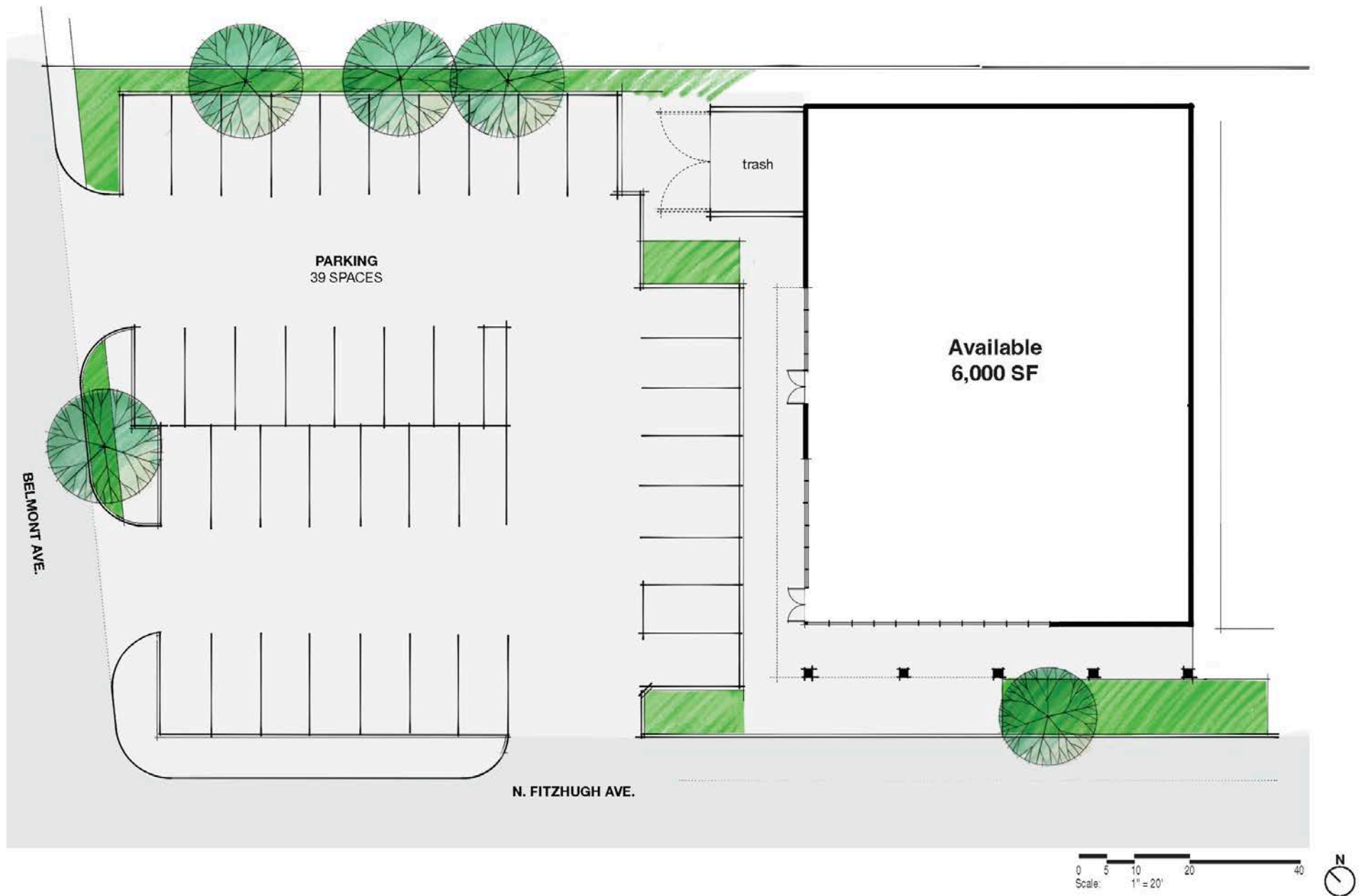
Knox-Henderson

M-Streets

Knox | Henderson



SITE PLAN



FITZHUGH AVENUE RESTAURANTS



WHY KNOX | HENDERSON?

Where Dallas Goes Out

Knox | Henderson is the corridor that has defined where Dallas eats, drinks, and gathers for two decades, and it's being rebuilt for the next one. Anchored by one of the densest, most affluent trade areas in the city and energized by a wave of new mixed-use and residential investment, Knox | Henderson continues to draw the discerning customers and best-in-class operators that make a location thrive.

in good company

rag & bone
NEW YORK



LaLaLand
KIND CAFE

PopUp
Bagels

SALT & STRAW®

ARIAT®

eat. drink. gather.



\$167,478

average household
income [3-mile]

347,759

daytime population
[3-mile]

15,000

residential units
within a 5-min walk

161,000 SF

Henderson Ave.
Class A retail
redevelopment
now underway,
½ mile away

243,450 VPD

on adjacent US-75

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