

Core Dallas Opportunity

KNOX / HENDERSON | DALLAS, TX

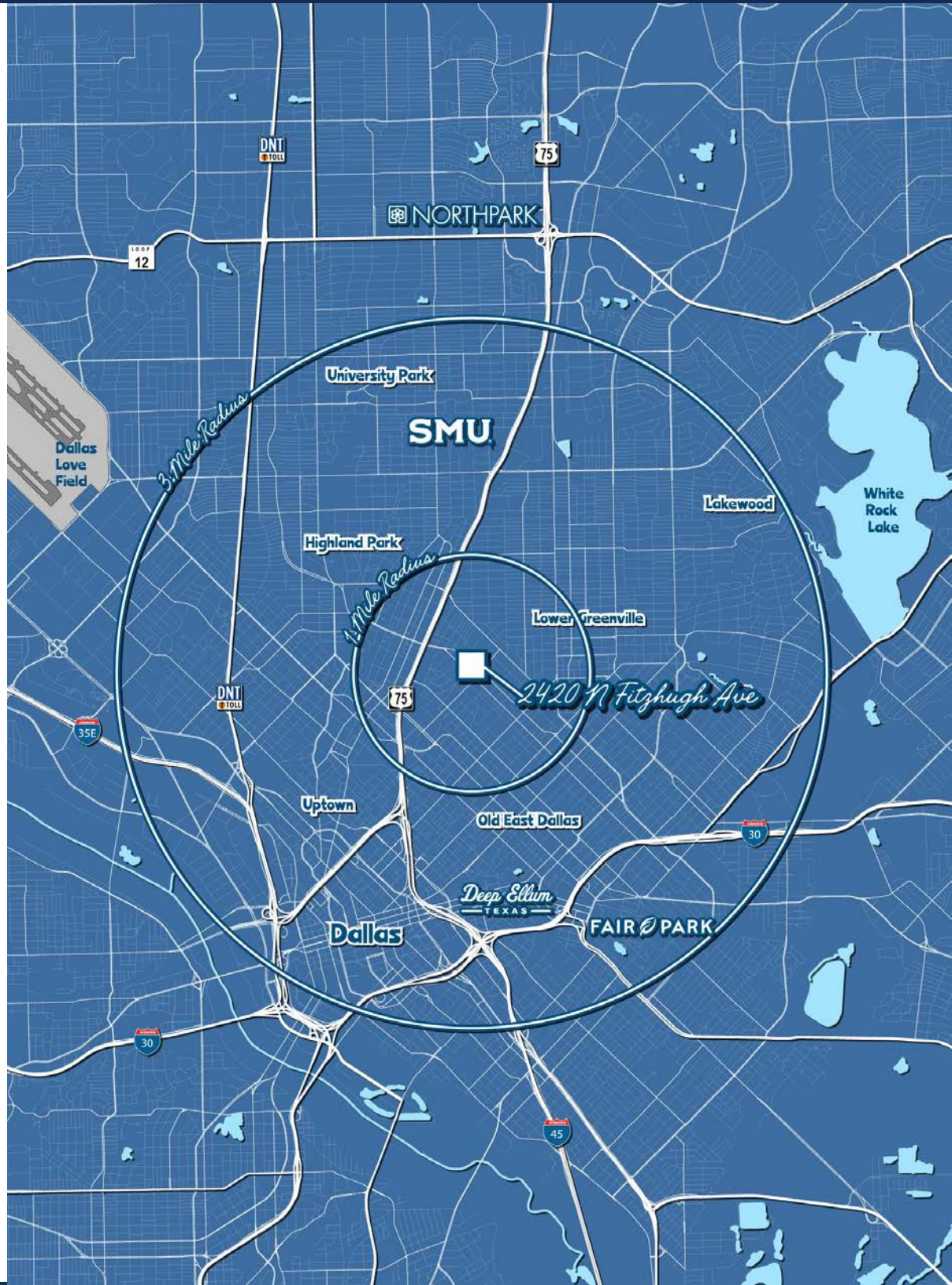
THE **retail** CONNECTION



2420 N. FITZHUGH AVE.
Dallas, Texas 75206

6,000 SF + Dedicated
 Parking Lot

Prime Knox | Henderson location



M-Streets

[illegible]

Henderson Avenue
Mixed-Use
Two-level below grade garage
w/ 525 spaces,
+/- 70,000 SF of ground-level
retail and restaurant,
+/- 68,000 SF of second and
third level office

A collage of logos for various brands and businesses. The logos include: Houndstooth (with a stylized dog head icon), Billy Reid (with a stylized 'B' icon), Plomo (with a stylized 'P' icon), High Fives (with a stylized 'H' icon), and Boogie's (with a stylized 'B' icon).



The Central
 27-Acre Mixed Use
 2,000 Units
 25 Million Sq Ft Office
 110,000 Sq Ft Retail

Alex W. Spence
Talented/Gifted
Academy
600 Students



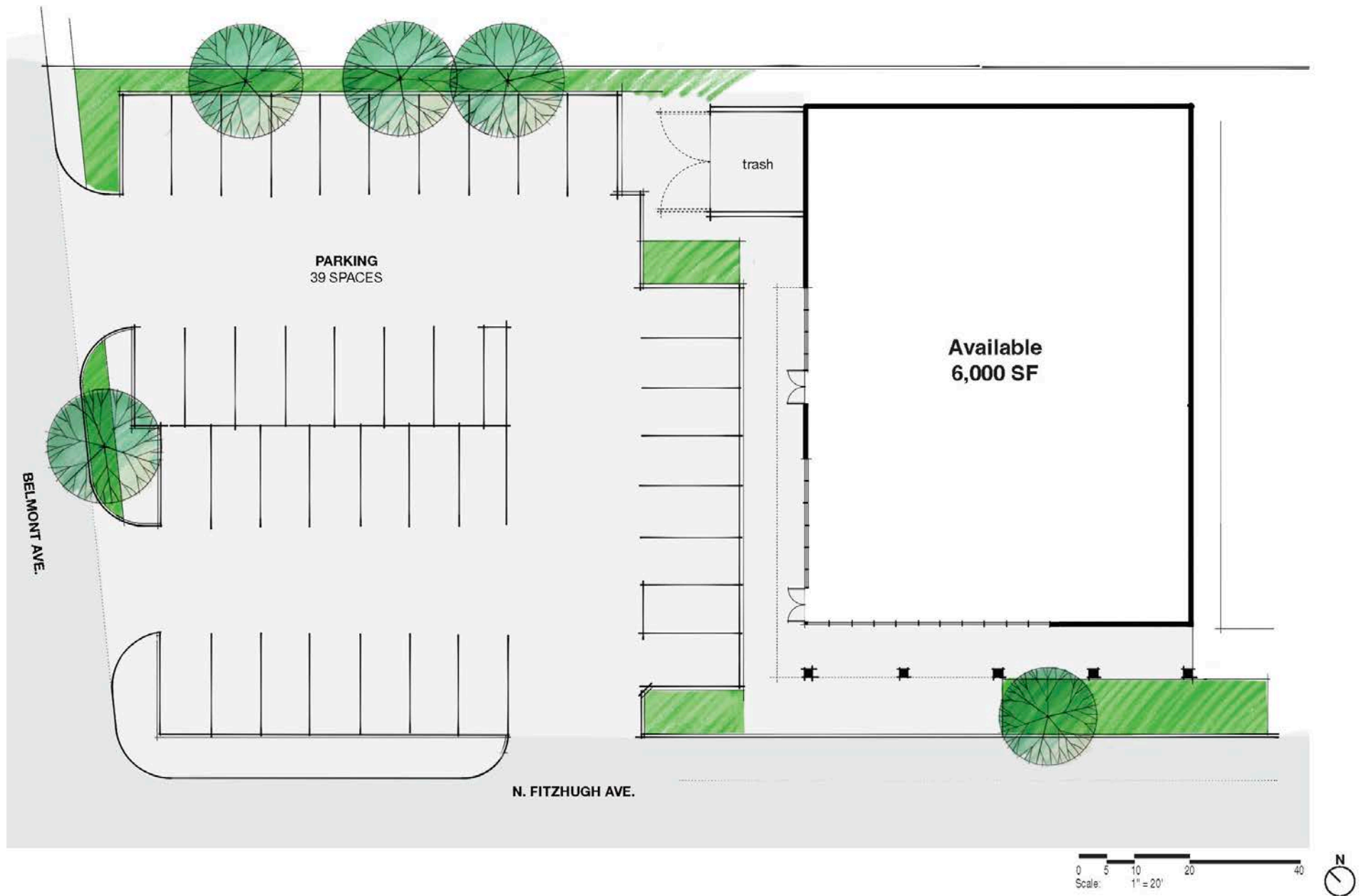



**Apartments at
M-Streets
110 Units**

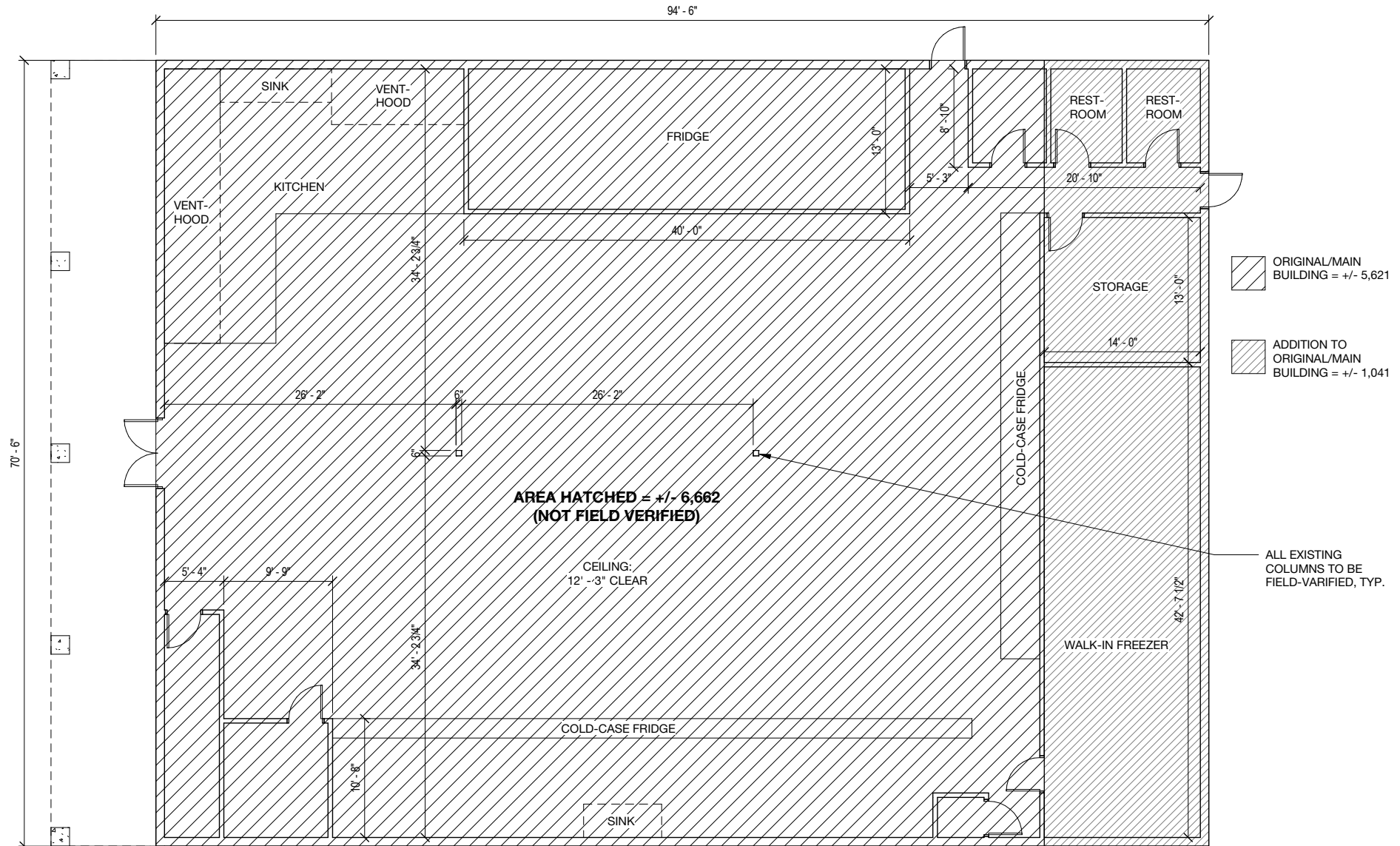
**Solar Preparatory
School for Boys
427 Students**

MAA
Cathedral Arts
386 Units

SITE PLAN



LOD



NOTE: THIS PLAN IS DIAGRAMMATIC AND INTENDED ONLY FOR THE PURPOSE OF DEPICTING THE LEASED PREMISES. IT IS BASED ON CURRENT PHYSICAL DESIGN CONSTRAINTS, AND IS SUBJECT TO CHANGE. TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES, AND UTILITIES BEFORE COMMENCING DESIGN. DIMENSIONS SHOWN FOR THE LEASED PREMISES ARE MEASURED FROM THE EXTERIOR FACE OF ALL PERIMETER WALLS TO THE CENTERLINE OF ANY ADJACENT LEASE SPACE WALL, AND ARE ACCURATE TO THE BEST OF ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF AS WELL AS THE CLIENT PROVIDED SURVEY DATED 01/28/2025. ALL ALCOVES, VESTIBULES, AND CORRIDORS WHICH EXIST FOR THE USE OF THIS SPACE ONLY, WILL BE INCLUDED IN THE LEASED PREMISES. TENANT CONSTRUCTION SHALL ADHERE TO ALL LOCAL CODES.

2420 N. Fitzhugh Ave.

Concept + Development Analysis

Lease Outline Drawing

0 2 4 8 16
SCALE: 1/8" = 1'



May 2, 2025

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

for more information:

Jake Burns

214.572.8425

jburns@theretailconnection.net

Jill Tiernan

214.572.8424

jtiernan@theretailconnection.net

Paul Cooke III

214.276.5282

pcooke@theretailconnection.net

