

For more information please contact:  
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VISTA  
PROPERTY CO.

Wheatland Rd

NWC of Wheatland Rd & Kirwood Dr  
Duncanville, Texas



**PROPERTY INFORMATION**

SIZE

Building: 40,367 square feet

TRAFFIC COUNTS

Wheatland Rd: 41,177 VPD

Interstate 20: 145,479 VPD

AVAILABILITY

1,300 +/- SF to 1,800 +/- SF

NNN

Currently estimated at \$5.83

**HIGHLIGHTS**

- Wal-Mart shadow anchor
- Proximity to growing Hospital and Medical District
- Strong retail corridor

CO TENANTS INCLUDE:

T-Mobile                      Sally Beauty  
PAYLESS                      ITS FASHION

Demographics			
Radius	Population	Avg. H.H Income	% Hispanic
1 Mile	11,623	\$43,165	14.6%
3 Miles	83,983	\$57,597	19.13%
5 Miles	212,979	\$61,768	22.8%

\*Source: Claritas 2009

**AREA RETAILERS**



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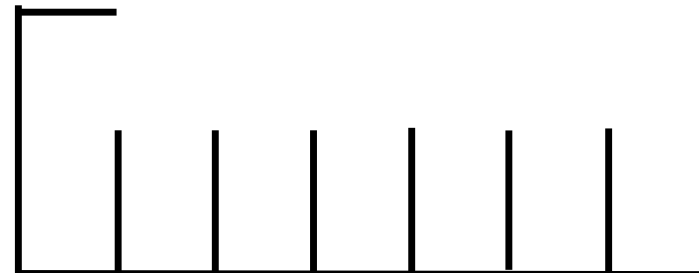
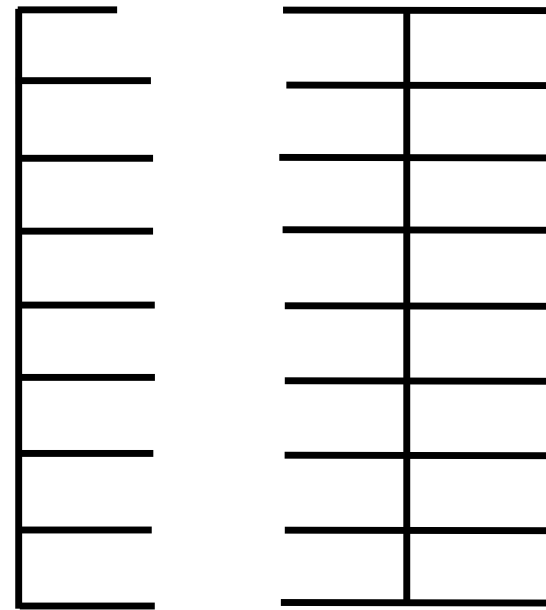
8750 N. Central Expressway  
Suite 625  
Dallas, TX 75231



VISTA  
PROPERTY CO.

Wheatland & Kirnwood Center  
Duncanville, TX

WHEATLAND PHARMACY #116, 1,674 SF	SUNNY WOK #117, 1,600 SF	Former Restaurant Available #118A, 1,363 SF	AVAILABLE #118, 1,363 SF	DOLLAR DEALS #119, 8,000 SF
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	#101, 2,975 SF
STARLIGHT ORTHO	#102, 1,600 SF
	#103, 1,700 SF
IT'S FASHION	#104, 3,200 SF
SEBA'S PHAT GEAR	#106, 2,125 SF — Available
<b>CATO</b>	#107, 4,250 SF
CP NAILS	#109, 1,063 SF
H&R BLOCK	#110, 1,200 SF
	#111, 1,700 SF
TRIMMERZ SALON	#112, 1,275 SF
	#113, 1,442 SF
DREAM WORKS DENTAL	#114, 1,700 SF
	#115, 1,800 SF

Kirnwood Dr

Wheatland Rd

