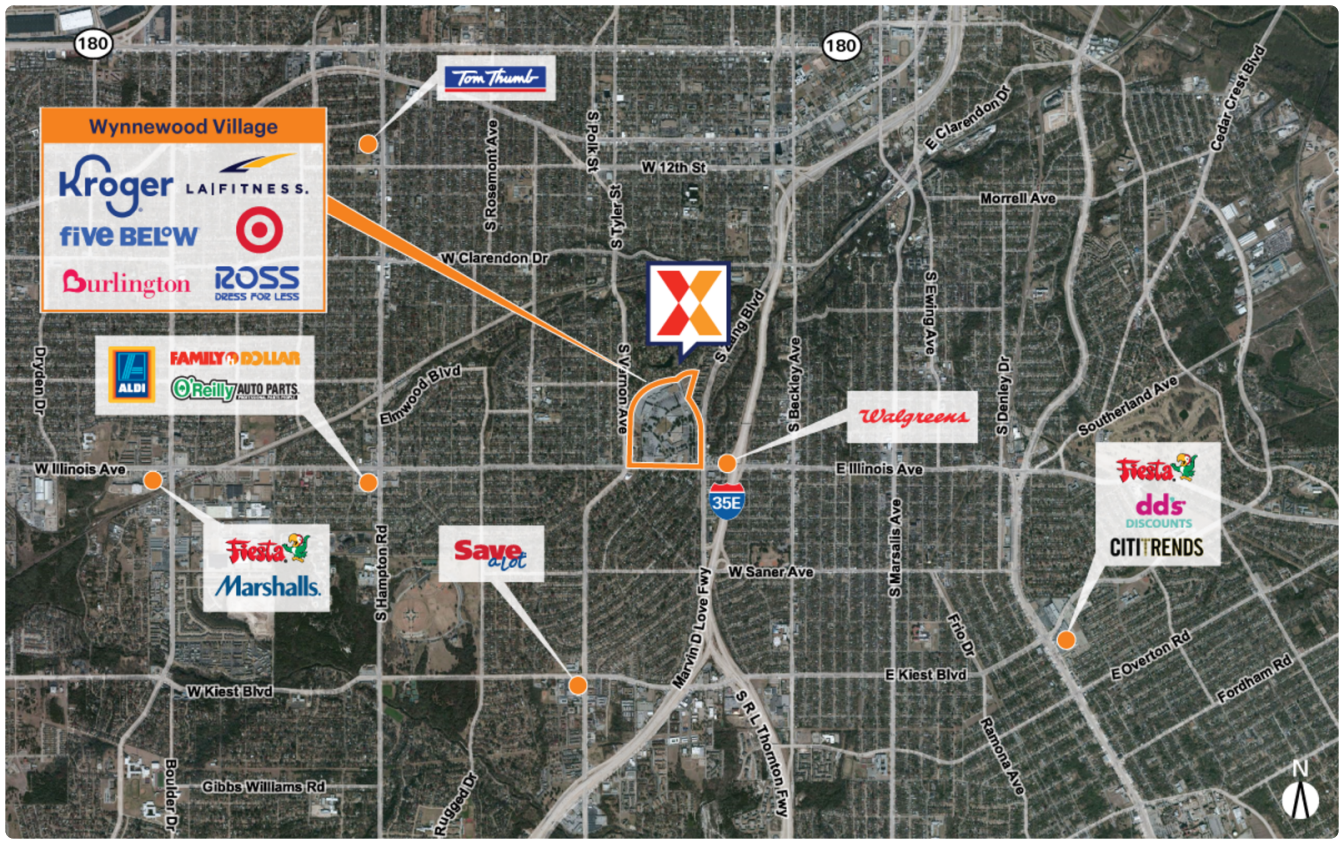
Wynnewood Village

Dallas County | Dallas-Fort Worth-Arlington, TX | 574,498 Sq Ft

655 West Illinois | Dallas, TX 75224

32.7232, -96.8333





Demographics	1 Mile	3 Miles	5 Miles
Population	20,554	157,773	324,330
Daytime Pop.	14,598	158,735	453,715
Households	6,221	53,049	116,774
Income	$84,075	$92,033	$93,399

Source: Synergos Technologies, Inc. 2024

$52M center redevelopment, adding Target and Burlington Stores, underway with completion scheduled for 2026

Highly trafficked center drawing an estimated 7.4M+ annual visits (Placer.ai 2025)

Anchored by Kroger, LA Fitness, Target, Ross Dress for Less, Burlington & El Rancho Supermercado

High visibility at the NW corner of W Illinois Ave with 33K+ vehicles daily and S Zang Ave with 14K vehicles daily just 4 miles south of downtown Dallas (Kalibrate 2025)

Located just West of I-35E with 190K+ vehicles daily in one of Dallas' most established neighborhoods Oak Cliff (Kalibrate 2025)

Surrounded by a dense population of 157K+ and a strong daytime population of 158K+ within a 3-mile radius



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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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Available Spaces

03	4,600 Sq Ft	360°	64	3,275 Sq Ft	360°
25	2,280 Sq Ft		88	3,211 Sq Ft	360°
26	1,173 Sq Ft	360°	93	5,915 Sq Ft	360°
40	1,750 Sq Ft		94	4,173 Sq Ft	360°
41	1,750 Sq Ft		105	1,350 Sq Ft	
45	3,540 Sq Ft	360°	FSB4	6,000 Sq Ft	
51	3,426 Sq Ft	360°	OPO 1	0 Sq Ft	
59	0 Sq Ft				

Current Tenants

Space size listed in square feet

01	Sprint	2,800	58	Accident & Injury Chiropractic	8,603
02	Citi Dental	2,200	60	El Rancho Supermercado	19,565
04	Jersey Mike's	1,600	62	Rico's Paleteria y Bontanas Lo	3,680
05	Smoothie King	1,600	65	Milano Nail Spa	4,559
06	Wingstop	1,980	66	Excel Dental Clinic	3,200
07	Little Caesars	1,220	67	H&R Block	2,800
08	Stanton Optical	2,000	68	Shu Deals	3,650
09	Service Loans	1,200	69	Kids Empire	14,753
10	It's Fashion	6,400	73	Red Wing Shoes	1,811
11	SKECHERS	9,750	74	Bath & Body Works	4,104
12	Sherwin-Williams	5,000	75	James Avery Craftsman	2,252
14	Foot Locker	10,945	76	Five Below	11,500
15	Subway	1,150	78	Ross Dress for Less	30,443
16	Signature Loan Company	1,028	79	Burlington	26,000
17	AT&T	2,229	87	DaVita	14,000
18	Blossom Best Brow Art	595	89	White Dog Ship	1,120
19	Rainbow Shops	5,601	90	Tops Cafe	3,237
20	Wynnewood Village Community Center	2,178	91	America's Best Contacts & Eyeglasses	5,213
21	Ken African Salon and Boutique	1,140	92	Rent-A-Center	4,395
22	V.A.H. Cleaners	1,097	95	America's Best Wings	2,640
23	Personal Finance	1,089	96	Metro by T-Mobile	2,640
24	Dr. Johnny L. Gates, MD	1,089	99	Occupied	18,906
27	Jackson Hewitt Tax Service	1,185	100	Dollar Tree	14,000
31	Taco Bell	2,160	101	Kroger	51,000
48	Sally Beauty Supply	2,068	104	Wynnewood Washateria	2,050
49	Cricket Wireless	1,102	107	LA Fitness	34,000
50	OneMain Financial	1,610	FSB1	Burger King	2,802
50A	U.S. Navy Recruiting Office	1,315	FSB2	Popeyes Louisiana Kitchen	2,802
53	Capital One Cafe	3,228	FSB3	Target	111,000
54	Dollar General	9,475	FSB5	Raising Cane's	3,189
55	Cicis	5,844	PAD A	Chase	3,145
56	Mi Doctor	10,854	PAD B-2	Chipotle Mexican Grill	2,355
57A	Citi Trends	12,929	PAD C	Olive Garden	6,656



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