

# 5612 SMU

5612 SMU Blvd., Dallas TX 75206

Fully Leased



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# THE SPACE

Location **5612 SMU Blvd., Dallas, TX, 75206**

## HIGHLIGHTS

- Barley House - long time restaurant & bar
- Excellent location on SMU Blvd. between Greenville Ave & Central Expressway
- Excellent visibility and access.



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 25,227    | 199,928   | 447,898   |



### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$141,240 | \$142,569 | \$127,956 |



### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 11,683    | 92,844    | 206,665   |

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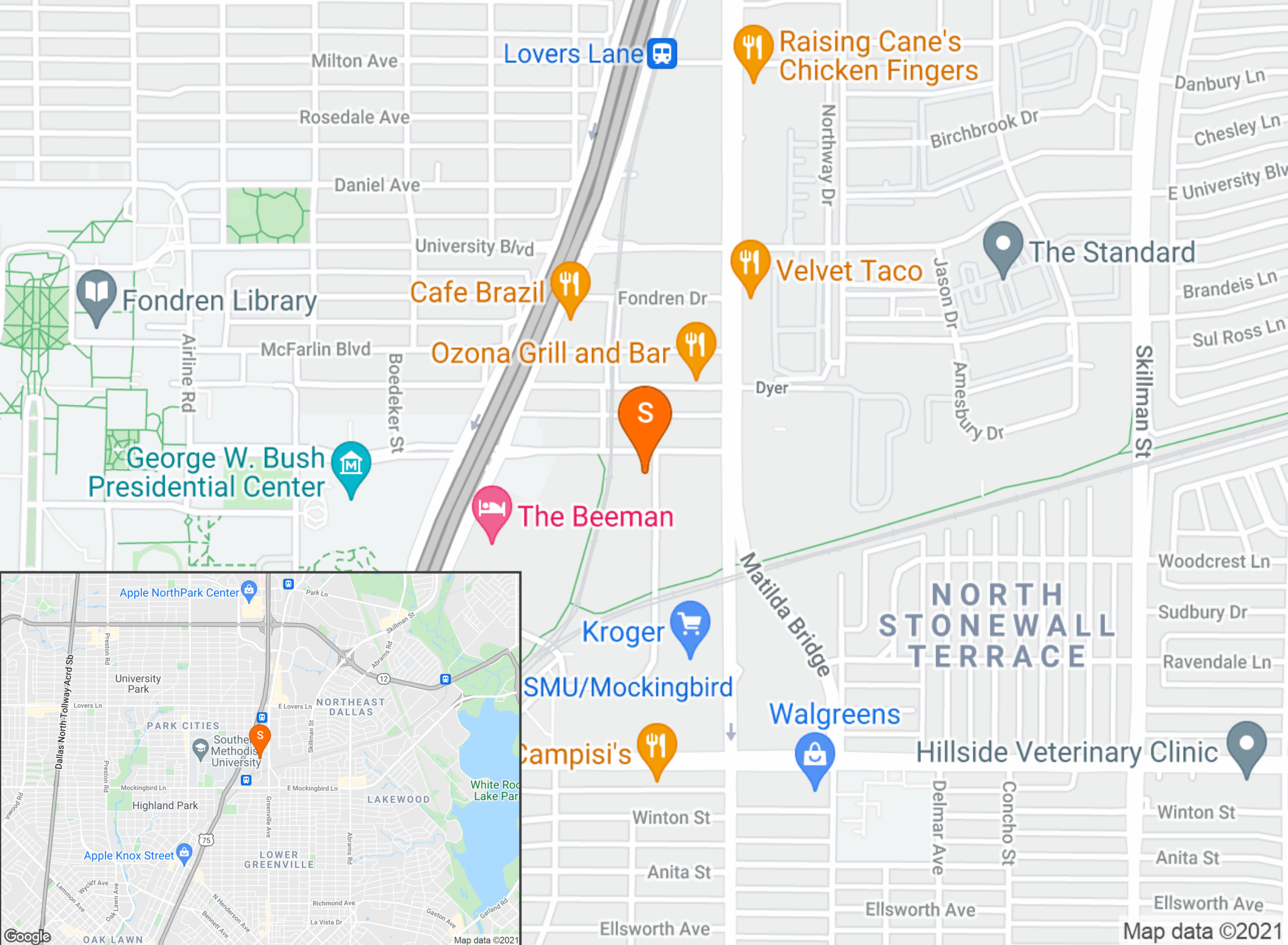
## PROPERTY FEATURES

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|                          |          |
|--------------------------|----------|
| CURRENT OCCUPANCY        | 100.00 % |
| TOTAL TENANTS            | 4        |
| BUILDING SF              | 8,556    |
| GLA (SF)                 | 8,034    |
| YEAR BUILT               | 1983     |
| ZONING TYPE              | Retail   |
| BUILDING CLASS           | Retail   |
| NUMBER OF STORIES        | Two      |
| NUMBER OF BUILDINGS      | One      |
| NUMBER OF PARKING SPACES | To Code  |

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Lovers Lane

Raising Cane's  
Chicken Fingers

Milton Ave

Rosedale Ave

Daniel Ave

University Blvd

Cafe Brazil

Fondren Dr

Ozona Grill and Bar

Fondren Library

McFarlin Blvd

George W. Bush  
Presidential Center

The Beeman

Velvet Taco

The Standard

Kroger

SMU/Mockingbird

NORTH  
STONEWALL  
TERRACE

Walgreens

Campisi's

Hillside Veterinary Clinic

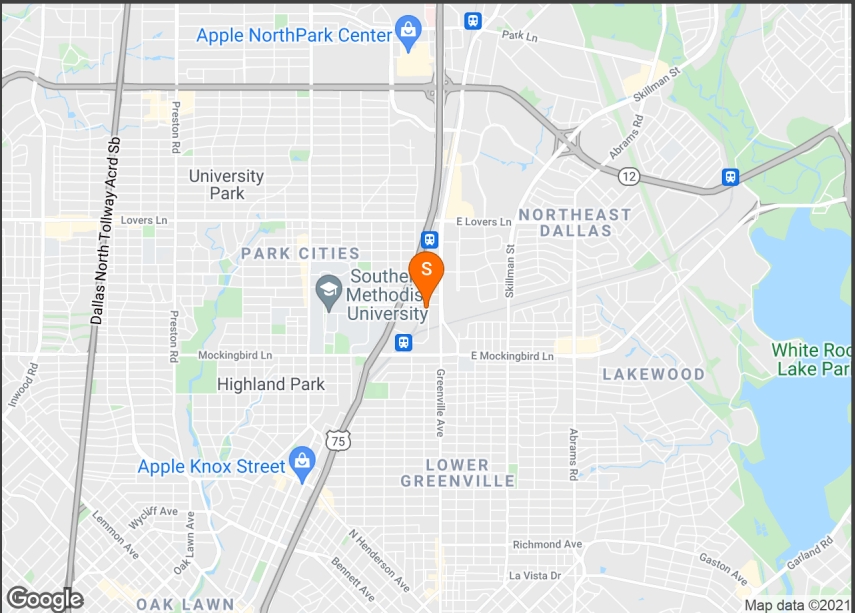
Winton St

Anita St

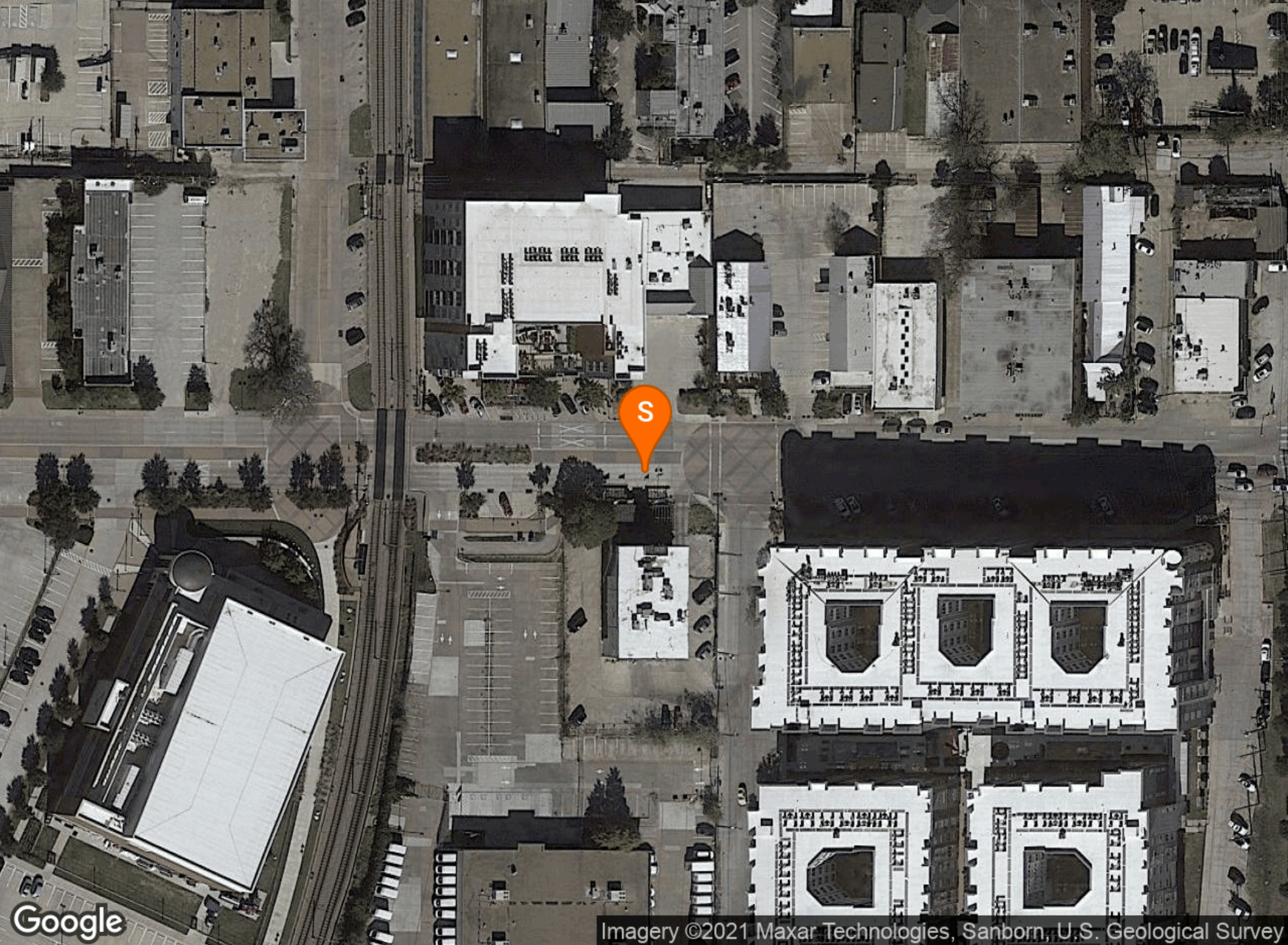
Ellsworth Ave

Ellsworth Ave

Map data ©2021







Google

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| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 21,241 | 179,145 | 379,111 |
| 2010 Population                    | 20,220 | 165,333 | 358,113 |
| 2021 Population                    | 25,227 | 199,928 | 447,898 |
| 2026 Population                    | 27,803 | 217,287 | 489,499 |
| 2021 African American              | 1,770  | 15,876  | 59,702  |
| 2021 American Indian               | 145    | 1,055   | 2,375   |
| 2021 Asian                         | 1,804  | 11,929  | 24,048  |
| 2021 Hispanic                      | 3,842  | 54,371  | 136,446 |
| 2021 Other Race                    | 1,036  | 22,537  | 55,718  |
| 2021 White                         | 19,668 | 142,534 | 292,314 |
| 2021 Multiracial                   | 797    | 5,912   | 13,522  |
| 2021-2026: Population: Growth Rate | 9.80 % | 8.40 %  | 8.95 %  |

| 2021 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,107     | 7,557     | 17,709    |
| \$15,000-\$24,999     | 643       | 5,739     | 12,404    |
| \$25,000-\$34,999     | 624       | 5,395     | 13,205    |
| \$35,000-\$49,999     | 877       | 9,351     | 21,765    |
| \$50,000-\$74,999     | 1,662     | 13,755    | 32,915    |
| \$75,000-\$99,999     | 1,504     | 10,420    | 24,908    |
| \$100,000-\$149,999   | 1,910     | 14,140    | 32,342    |
| \$150,000-\$199,999   | 952       | 6,228     | 14,859    |
| \$200,000 or greater  | 2,404     | 20,258    | 36,553    |
| Median HH Income      | \$88,802  | \$84,533  | \$79,288  |
| Average HH Income     | \$141,240 | \$142,569 | \$127,956 |

| HOUSEHOLDS                         | 1 MILE  | 3 MILE  | 5 MILE  |
|------------------------------------|---------|---------|---------|
| 2000 Total Housing                 | 10,787  | 88,464  | 176,132 |
| 2010 Total Households              | 9,143   | 77,601  | 163,989 |
| 2021 Total Households              | 11,683  | 92,844  | 206,665 |
| 2026 Total Households              | 13,035  | 100,685 | 226,426 |
| 2021 Average Household Size        | 1.94    | 2.12    | 2.12    |
| 2000 Owner Occupied Housing        | 4,076   | 30,753  | 66,756  |
| 2000 Renter Occupied Housing       | 5,896   | 51,123  | 97,117  |
| 2021 Owner Occupied Housing        | 4,704   | 36,860  | 78,252  |
| 2021 Renter Occupied Housing       | 6,979   | 55,984  | 128,413 |
| 2021 Vacant Housing                | 1,023   | 11,941  | 26,444  |
| 2021 Total Housing                 | 12,706  | 104,785 | 233,109 |
| 2026 Owner Occupied Housing        | 5,127   | 39,957  | 84,004  |
| 2026 Renter Occupied Housing       | 7,908   | 60,728  | 142,421 |
| 2026 Vacant Housing                | 984     | 11,800  | 25,764  |
| 2026 Total Housing                 | 14,019  | 112,485 | 252,190 |
| 2021-2026: Households: Growth Rate | 11.05 % | 8.15 %  | 9.20 %  |



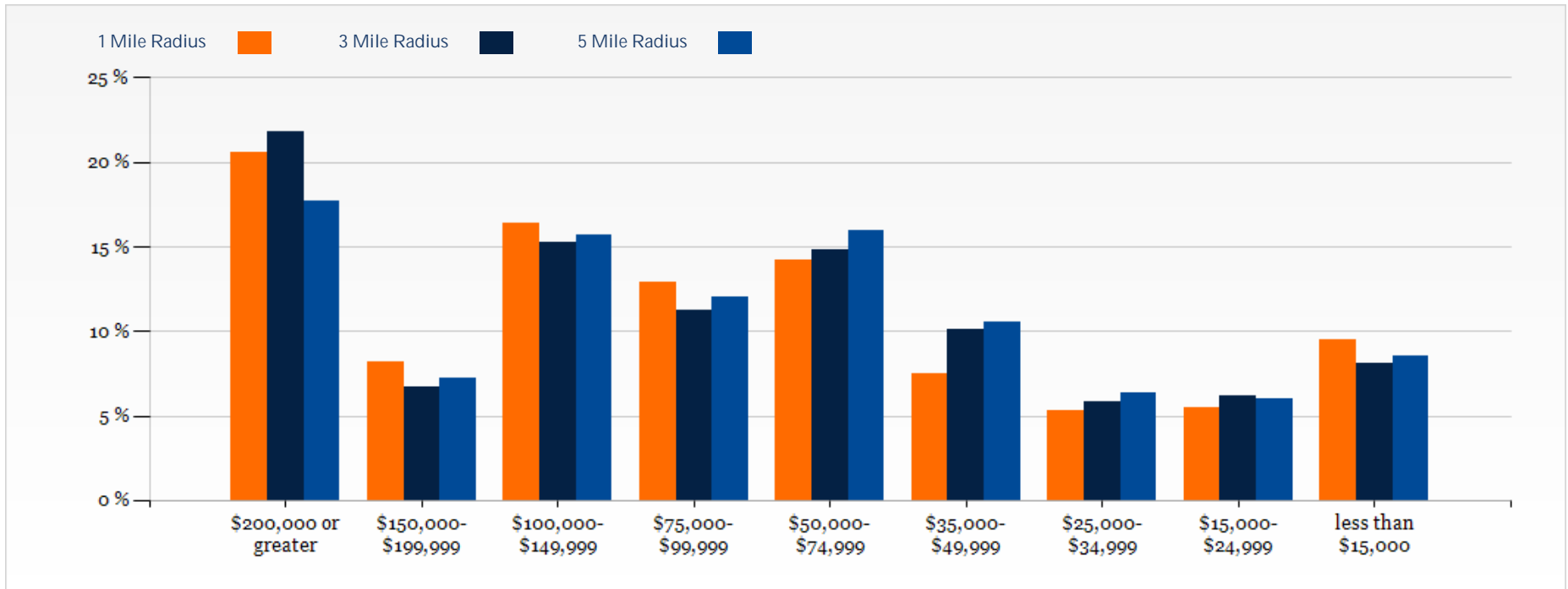
| 2021 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2021 Population Age 30-34 | 2,590  | 18,408  | 41,988  |
| 2021 Population Age 35-39 | 2,018  | 16,571  | 37,410  |
| 2021 Population Age 40-44 | 1,772  | 14,136  | 31,432  |
| 2021 Population Age 45-49 | 1,450  | 12,313  | 27,580  |
| 2021 Population Age 50-54 | 1,273  | 11,341  | 25,681  |
| 2021 Population Age 55-59 | 1,242  | 11,163  | 25,564  |
| 2021 Population Age 60-64 | 1,077  | 9,999   | 23,577  |
| 2021 Population Age 65-69 | 928    | 8,419   | 19,799  |
| 2021 Population Age 70-74 | 707    | 6,540   | 14,980  |
| 2021 Population Age 75-79 | 488    | 4,458   | 10,124  |
| 2021 Population Age 80-84 | 316    | 3,004   | 6,678   |
| 2021 Population Age 85+   | 349    | 3,996   | 8,547   |
| 2021 Population Age 18+   | 21,297 | 158,568 | 356,968 |
| 2021 Median Age           | 33     | 36      | 36      |

| 2021 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$78,316  | \$75,727  | \$76,389  |
| Average Household Income 25-34 | \$95,316  | \$98,213  | \$96,871  |
| Median Household Income 35-44  | \$113,664 | \$92,108  | \$85,219  |
| Average Household Income 35-44 | \$174,015 | \$151,474 | \$135,330 |
| Median Household Income 45-54  | \$141,255 | \$128,454 | \$109,588 |
| Average Household Income 45-54 | \$210,763 | \$200,595 | \$171,832 |
| Median Household Income 55-64  | \$119,962 | \$120,076 | \$103,444 |
| Average Household Income 55-64 | \$192,860 | \$197,032 | \$171,586 |
| Median Household Income 65-74  | \$79,427  | \$87,354  | \$78,551  |
| Average Household Income 65-74 | \$122,988 | \$141,647 | \$127,444 |
| Average Household Income 75+   | \$94,666  | \$105,579 | \$93,988  |

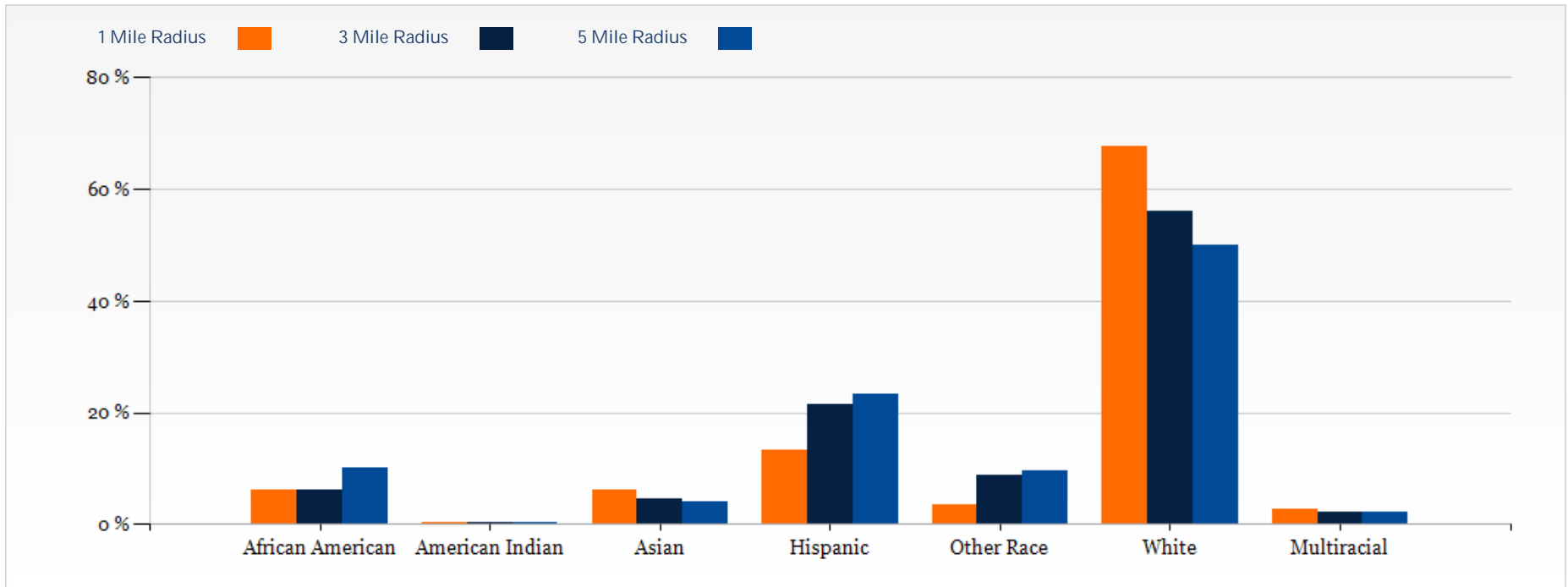
| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 2,437  | 18,298  | 43,570  |
| 2026 Population Age 35-39 | 2,459  | 17,566  | 38,791  |
| 2026 Population Age 40-44 | 2,092  | 15,882  | 35,233  |
| 2026 Population Age 45-49 | 1,716  | 14,142  | 31,485  |
| 2026 Population Age 50-54 | 1,375  | 12,307  | 27,552  |
| 2026 Population Age 55-59 | 1,282  | 11,368  | 25,812  |
| 2026 Population Age 60-64 | 1,119  | 10,459  | 24,276  |
| 2026 Population Age 65-69 | 1,023  | 9,732   | 22,521  |
| 2026 Population Age 70-74 | 829    | 7,903   | 18,075  |
| 2026 Population Age 75-79 | 666    | 6,081   | 13,737  |
| 2026 Population Age 80-84 | 413    | 3,772   | 8,507   |
| 2026 Population Age 85+   | 406    | 4,576   | 9,495   |
| 2026 Population Age 18+   | 23,599 | 173,893 | 393,250 |
| 2026 Median Age           | 34     | 37      | 36      |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$85,739  | \$81,812  | \$82,275  |
| Average Household Income 25-34 | \$108,677 | \$110,089 | \$108,006 |
| Median Household Income 35-44  | \$116,288 | \$97,144  | \$91,036  |
| Average Household Income 35-44 | \$179,848 | \$159,900 | \$145,245 |
| Median Household Income 45-54  | \$144,602 | \$136,744 | \$117,529 |
| Average Household Income 45-54 | \$220,497 | \$214,221 | \$185,485 |
| Median Household Income 55-64  | \$129,269 | \$130,820 | \$110,979 |
| Average Household Income 55-64 | \$206,938 | \$213,200 | \$185,135 |
| Median Household Income 65-74  | \$90,744  | \$97,947  | \$86,993  |
| Average Household Income 65-74 | \$138,068 | \$158,380 | \$142,770 |
| Average Household Income 75+   | \$108,967 | \$121,526 | \$109,214 |

## 2021 Household Income

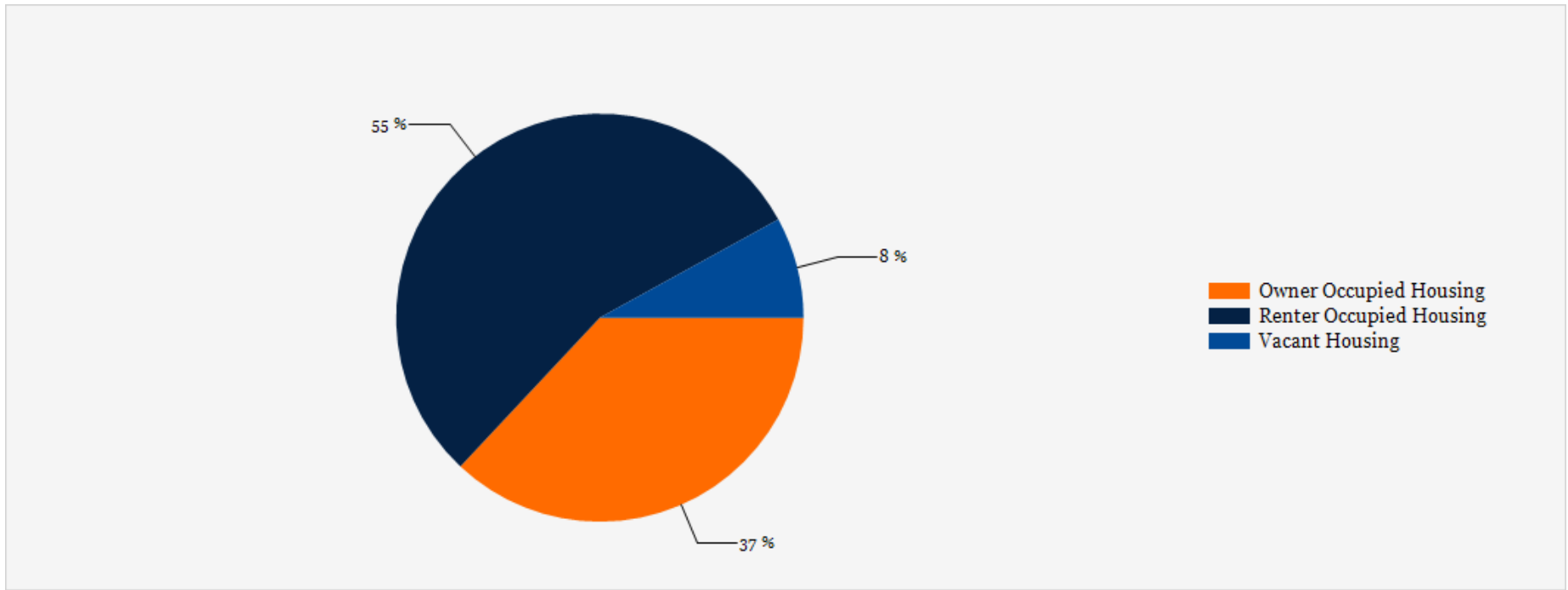


## 2021 Population by Race

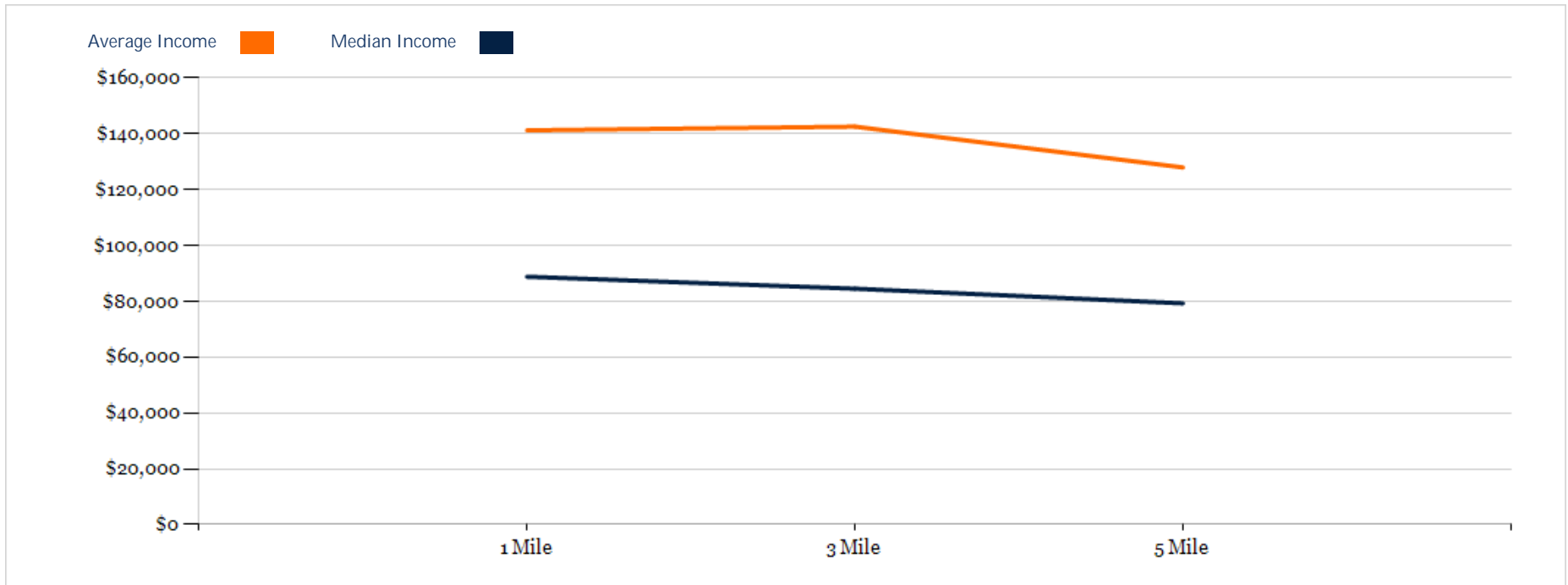




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



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