



IRVING TOWNE CENTER

3301-3401 W AIRPORT FRWY IRVING, TX 75062

PROPERTY OVERVIEW

OVERVIEW

Irving Towne Center is a region-draw retail landmark serving the dense Irving market.

The center features the powerful draw of the trade area's only Target store, as well as popular restaurants, retailers, fitness users, medical and beauty users, services and more. As a result of this regional-draw line-up, as well as a location at two of the area's most heavily trafficked thoroughfares, Irving Towne Center is ideally suited to the surrounding community.

The combination of the location and the tenant mix means that many of the concepts, such as Target, have been located at Irving Towne Center since it first opened in the 1980s.

A RETAIL MAGNET FOR A VIBRANT TRADE AREA

IRVING TOWNE CENTER RENOVATION

Currently, Irving Towne Center is in the midst of a major renovation that is adding:

- A new, brightened façade and key visibility elements
- LED and other lighting upgrades to increase visibility, security, and sense of place
- New directional signage and tenant signage
- Life-style elements including landscaping, seating areas, arbors, and green space

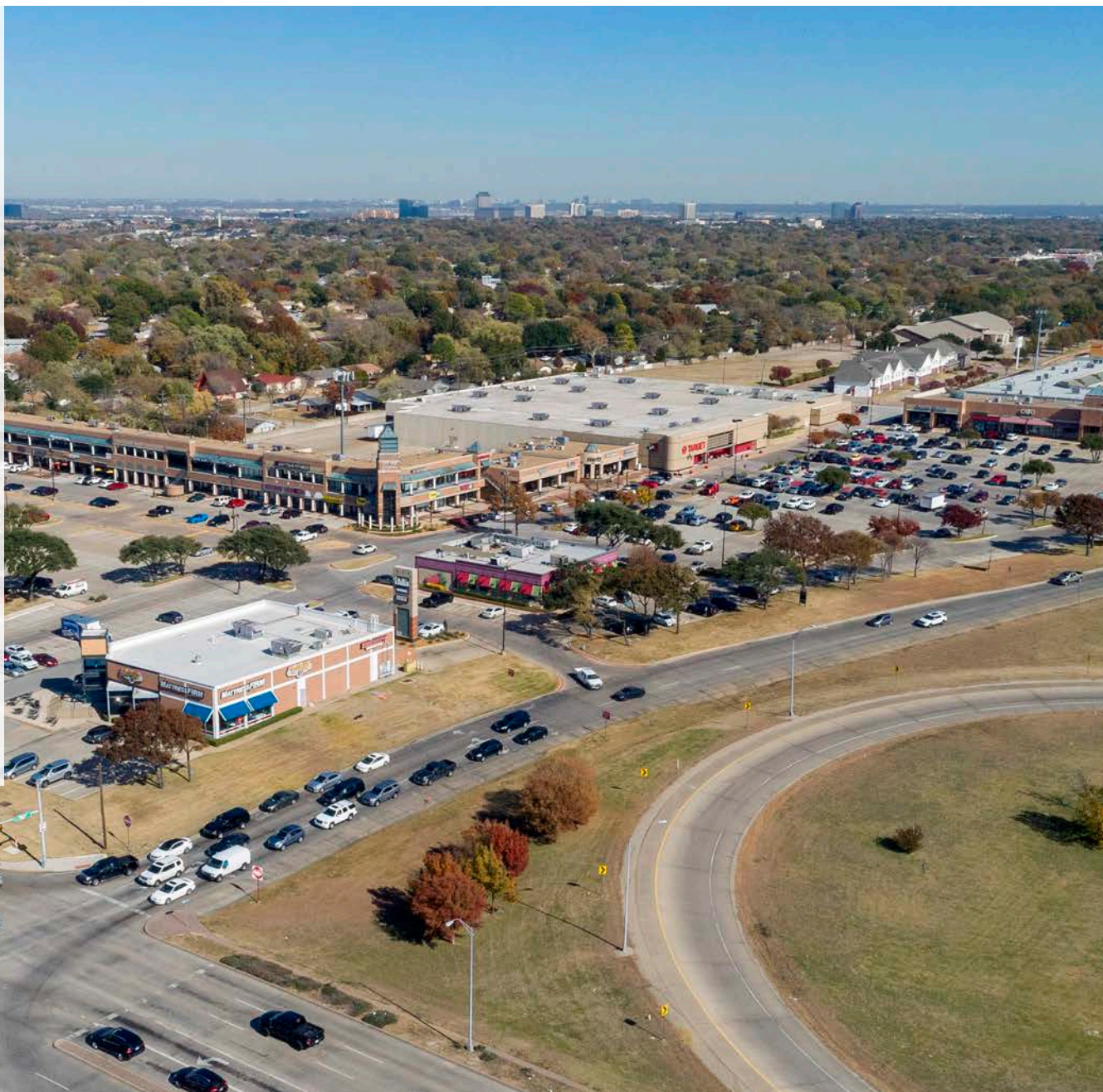


TENANT MIX

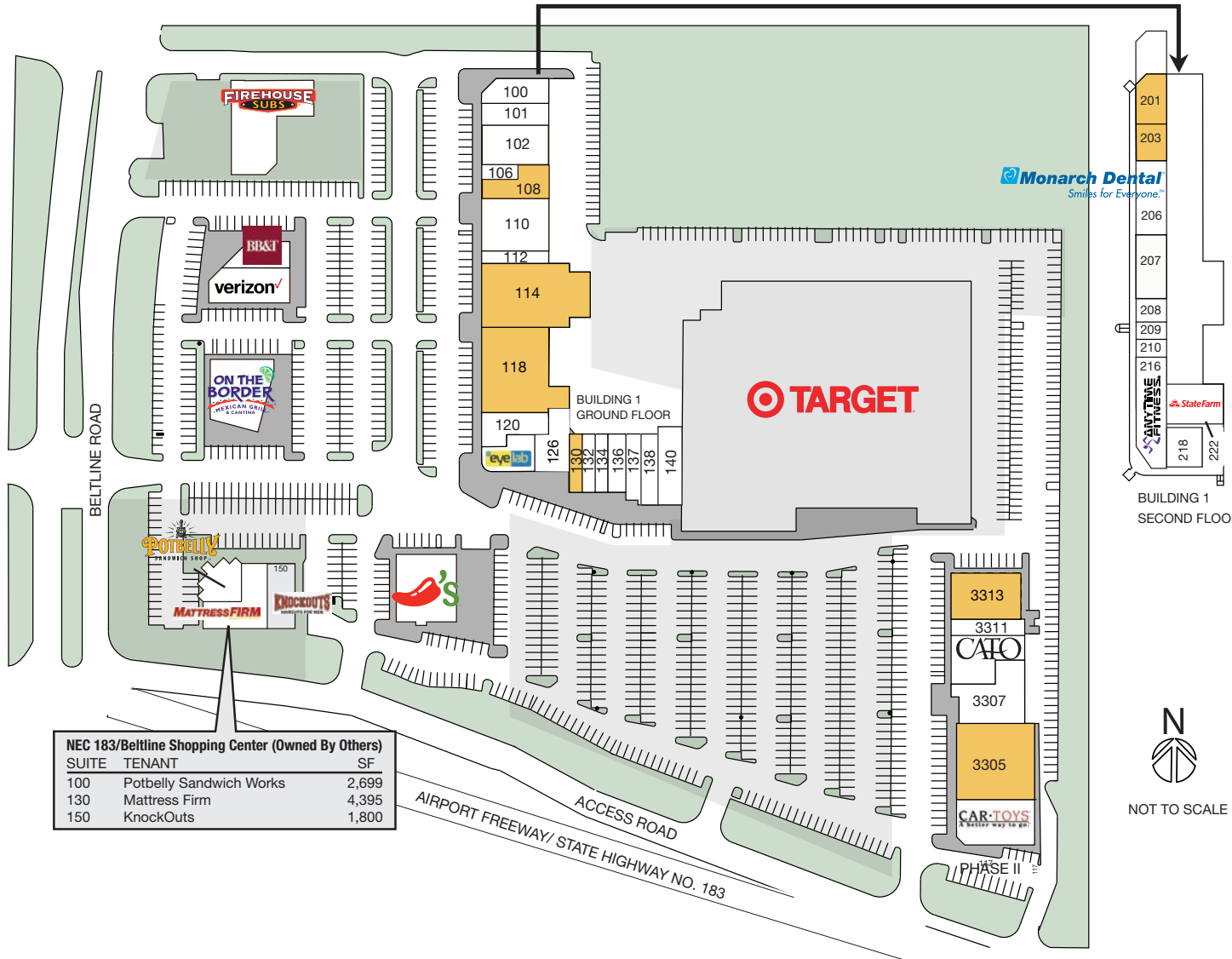
A COMMUNITY-FOCUSED TENANT MIX

In addition to Target, traffic draws at the center include:

- **Retailers** including Al's Formal Wear, Cato, Car Toys, Verizon Wireless and more;
- **Restaurants & specialty food concepts** such as Chili's, On The Border, Everest Restaurant, Giovanni's Pizzeria, Crepiano Restaurant Zero Degrees, Argentina Bakery, Yogurt Zone and more;
- **Beauty, health & boutique fitness concepts** including Caesars Nail Lounge, Braiding Salon, My EyeLab, Monarch Dental, Massage Workz, Realife Nutrition and Anytime Fitness;
- **Services** including BB&T Bank, The Tax Box, State Farm Insurance and others.



SITE PLAN

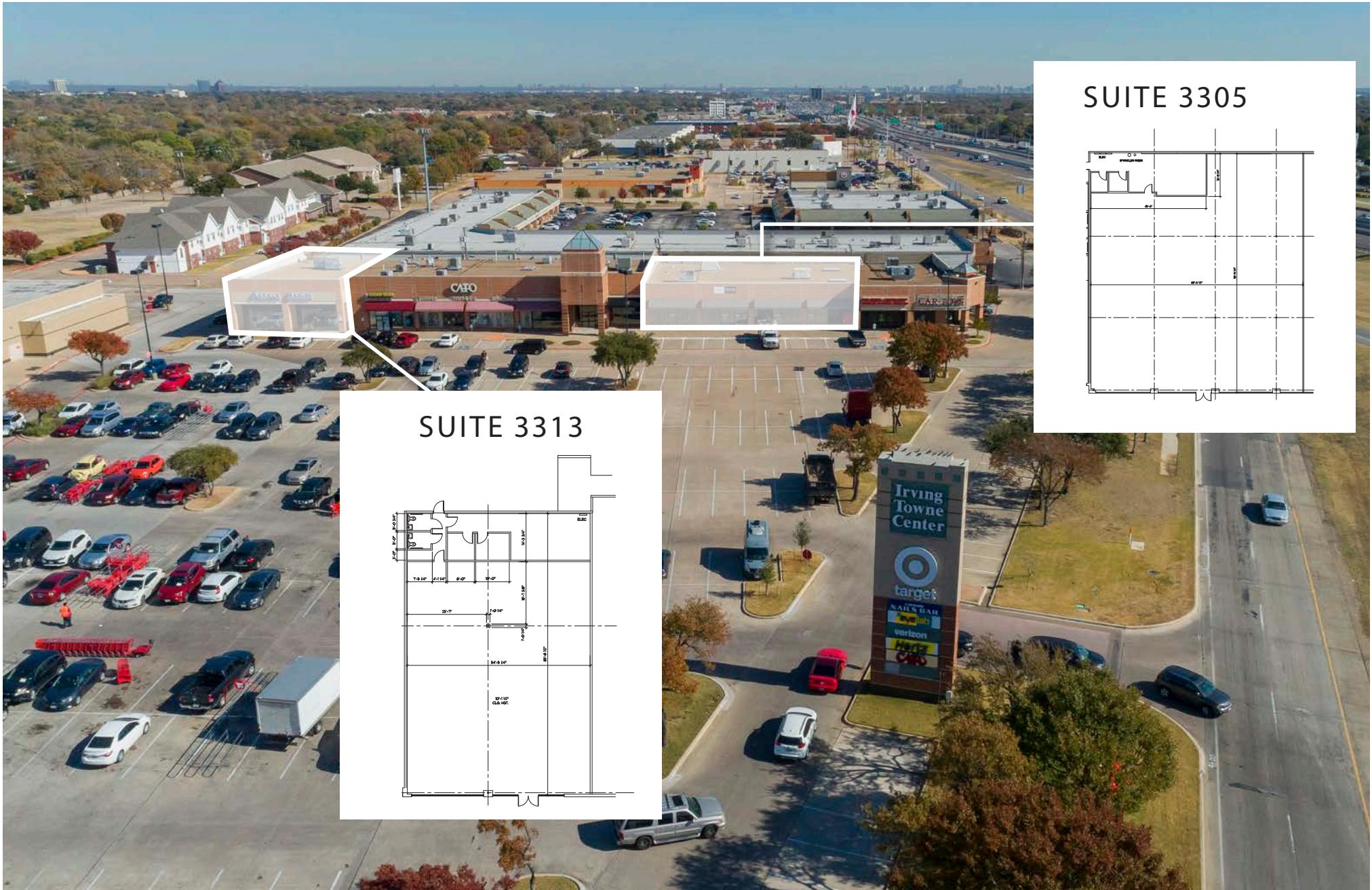


Available Space			
108	2,310 sf	Phase II	
114	9,438 sf	3305	8,000 sf
118	8,796 sf	3313	4,739 sf
130	1,170 sf	2nd Floor	
		201	2,000 sf
		203	1,829 sf

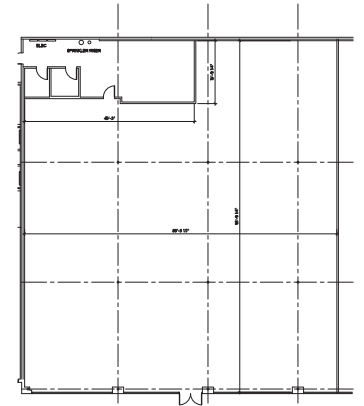
Current Tenants		
100	Al's Formal Wear	2,000 sf
101	DFW Spine and Joint Center	2,000 sf
102	Crepiano Restaurant	4,351 sf
106	Logo Factory 2	765 sf
110	Petra Cafe	3,183 sf
112	Argentina Bakery	1,875 sf
120	Realife Nutrition	1,911 sf
122	My EyeLab	1,912 sf
126	Yogurt Zone	2,527 sf
132	Giovanni's Pizzeria	973 sf
134	Yummy Hut Pizzeria	1,103 sf
136	Eye Candy	1,304 sf
137	Hertz	1,322 sf
138	Zero Degrees	1,603 sf
140	Caesars Nail Lounge	2,803 sf
2nd Floor		
206	Monarch Dental	3,871 sf
207	ISE Academy	2,019 sf
208	The Tax Box	1,600 sf
209	Braiding Salon	750 sf
210	Massage Workz	750 sf
216	Anytime Fitness	4,760 sf
218	Chartwell Staffing Solutions	1,384 sf
222	State Farm Insurance	915 sf
2420	Verizon Wireless	3,571 sf
2420a	BB&T Bank	2,329 sf
2400	On The Border	5,600 sf
3421	Chili's	6,117 sf
Phase II		
3301	Car Toys	6,000 sf
3307	Chandelier's, Etc.	4,636sf
3308	Cato	4,671 sf
3311	Thai Restaurant	1,600 sf
GL	Metrocell/Cell Tower	570 sf

NEC 183/Beltline Shopping Center (Owned By Others)		
SUITE	TENANT	SF
100	Potbelly Sandwich Works	2,699
130	Mattress Firm	4,395
150	KnockOuts	1,800

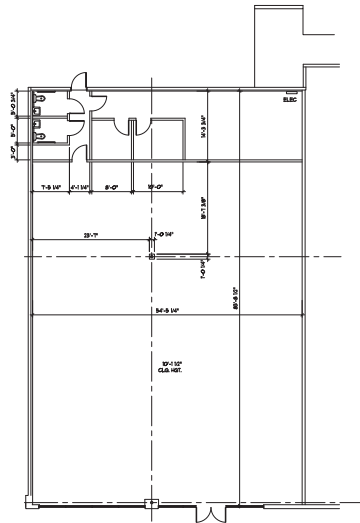
SPACE PLAN | SUITES 3313 & 3305



SUITE 3305



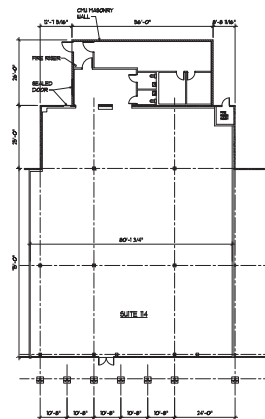
SUITE 3313



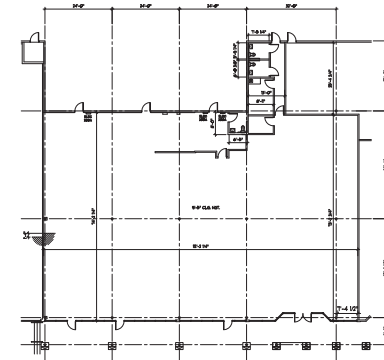
SPACE PLAN | SUITES 114 & 118



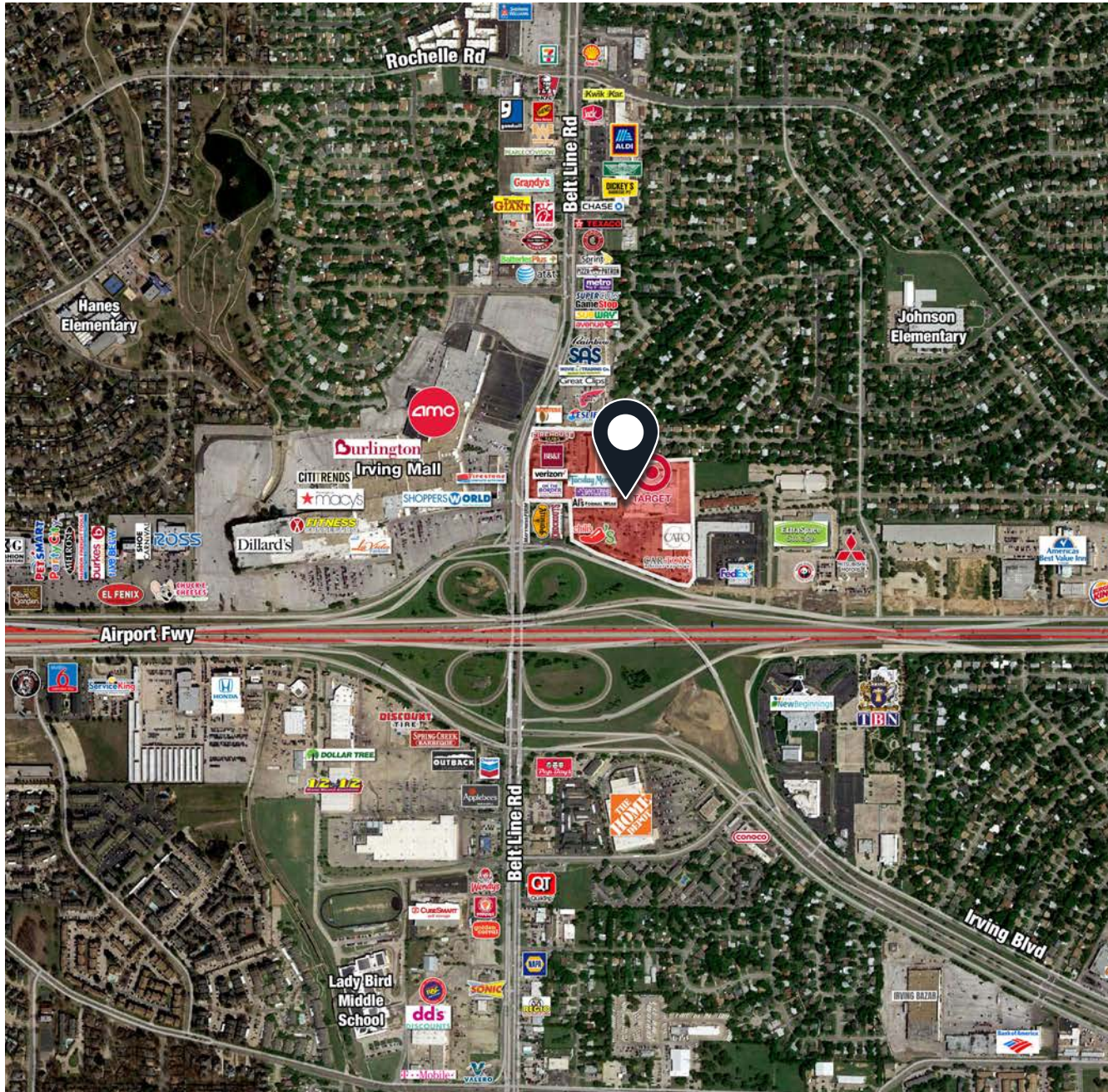
SUITE 114



SUITE 118



LOCATION



AREA OVERVIEW

Irving is a community of choice for residents of both the Dallas and the Fort Worth areas due to its proximity to major employment centers including Dallas-Fort Worth International Airport, Las Colinas, Downtown and Uptown Dallas and others.

ACCESS AND VISIBILITY

Further, Irving Towne Center offers incredible access and visibility due to its position at the junction of two of the region's main thoroughfares: SH-183 (Airport Freeway) and North Belt Line Road. The outstanding traffic counts including 199,495 vehicles per day for SH-183 and 81,156 VPD for North Belt Line Road.



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