

● AVAILABLE



**HENDERSON AVE PORTFOLIO**  
DALLAS, TX

**ACADIA** Realty. Trust.

# HENDERSON DEVELOPMENT

## A METAMORPHOSIS OF EAST HENDERSON

Henderson's eastern end is amidst a metamorphosis, one both profound and natural. Charming old buildings will soon neighbor a collection of beautifully designed new structures that honor them. Five acres of empty land are poised to become the most exciting retail and dining destination in Dallas.

10 unique buildings

12,000 square feet of restaurant space

525 onsite parking spaces

66,500 square feet of street retail space

75,000 square feet of bespoke creative office space

Multiple public spaces for activations and community events



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75

75

75

Lower Greenville  
2,183 multi-family units  
710,000+ SF of retail  
420,000+ SF of office

BOOGIE'S  
PLOMO  
BILLY REID  
SPACE AVAILABLE



TECOVAS  
tag & bone  
WARBY PARKER  
AVAILABLE



KNOX STREET

HENDERSON AVE

DEVELOPMENT

DEVELOPMENT

Knox Retail District  
(NOT OWNED)



S. Henderson Multi-Family  
13,403 units (existing)  
872 units (lease up/under const)

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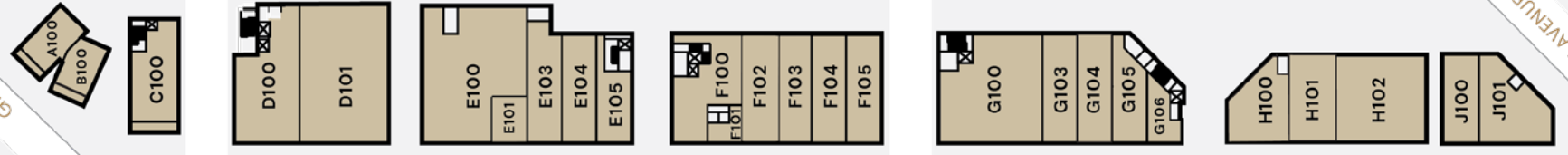
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KNOX STREET DISTRICT

ROUTE 75

GLENGOE STREET

MC MILLAN AVENUE



#3000 <b>TECOVAS</b> FINE FOOTWEAR rag & bone <b>WARBY PARKER</b>	#2918 SALON <b>5014</b>	#2900 LEASE OUT #2908 #2912 ROMA P. BAR	#2820 Pizza & Pasta PIZZA	SHERWIN WILLIAMS PAINT	PIE TAP FINE RESTAURANT & BAR	MAYER'S GARDEN Lawnmower	BEARDED BASTARD #2326 <b>SHELL SHACK</b>	KNOX ST POSTAL CENTER	DEVELOPMENT	BOOGIE'S AVAILABLE #1804 #1804 <b>PLOMO</b> AVAILABLE #1900 #1900 AVAILABLE #1908 #1908 AVAILABLE #1906 #1906 BILLY REID AVAILABLE #1834 #1834 <b>SPROUTS FARMERS MARKET</b> #1800 #1718
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HENDERSON AVE

ROSS AVE

Patsy's A REBELL EDITION	CARLITA WILSON modshop keep sake COCO & DASH HOME Reformation THE OLD MONK	#2409 the Skellig HH HIDEAWAY HENDY'S ON HENDERSON	#2323 LOCAL PUBLIC EATERY SWAY VOW'D TREMBLE THE BLK TUX	LIP LAB BY BITE PopUp Bagels SALT & STRAW G E M M A	K101	#2107	L101-103	#2003	AVAILABLE #1919 #1917 <b>BARCARDIA</b> #1907 corepower YOGA #1901 <b>BONOBOS</b> Louie's
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ACADIA-OWNED ASSETS  
 LEASED  
 AVAILABLE  
 DEVELOPMENT

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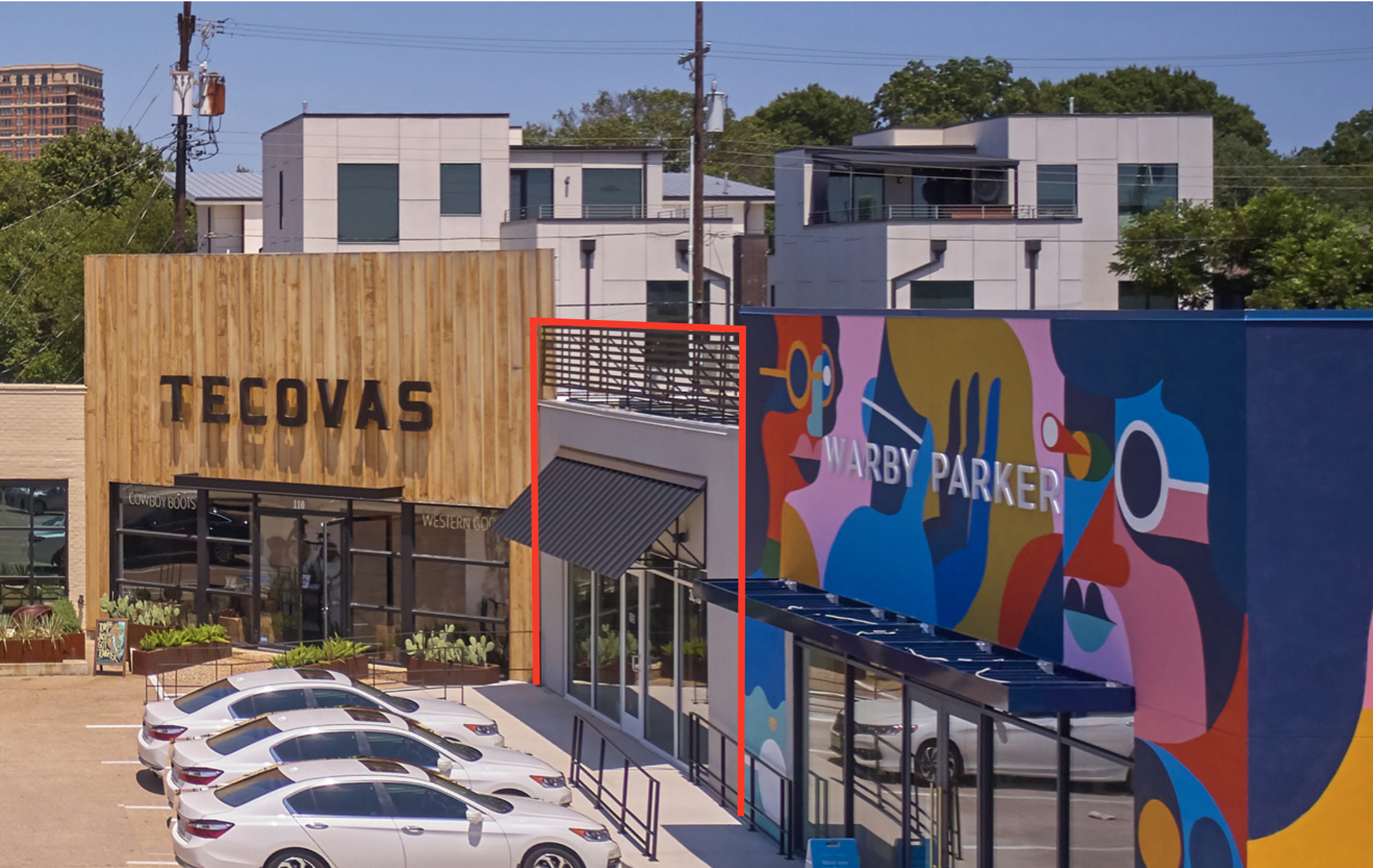
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# 3010 N HENDERSON AVE



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# 3010 N HENDERSON AVE

## 1,882 SF AVAILABLE

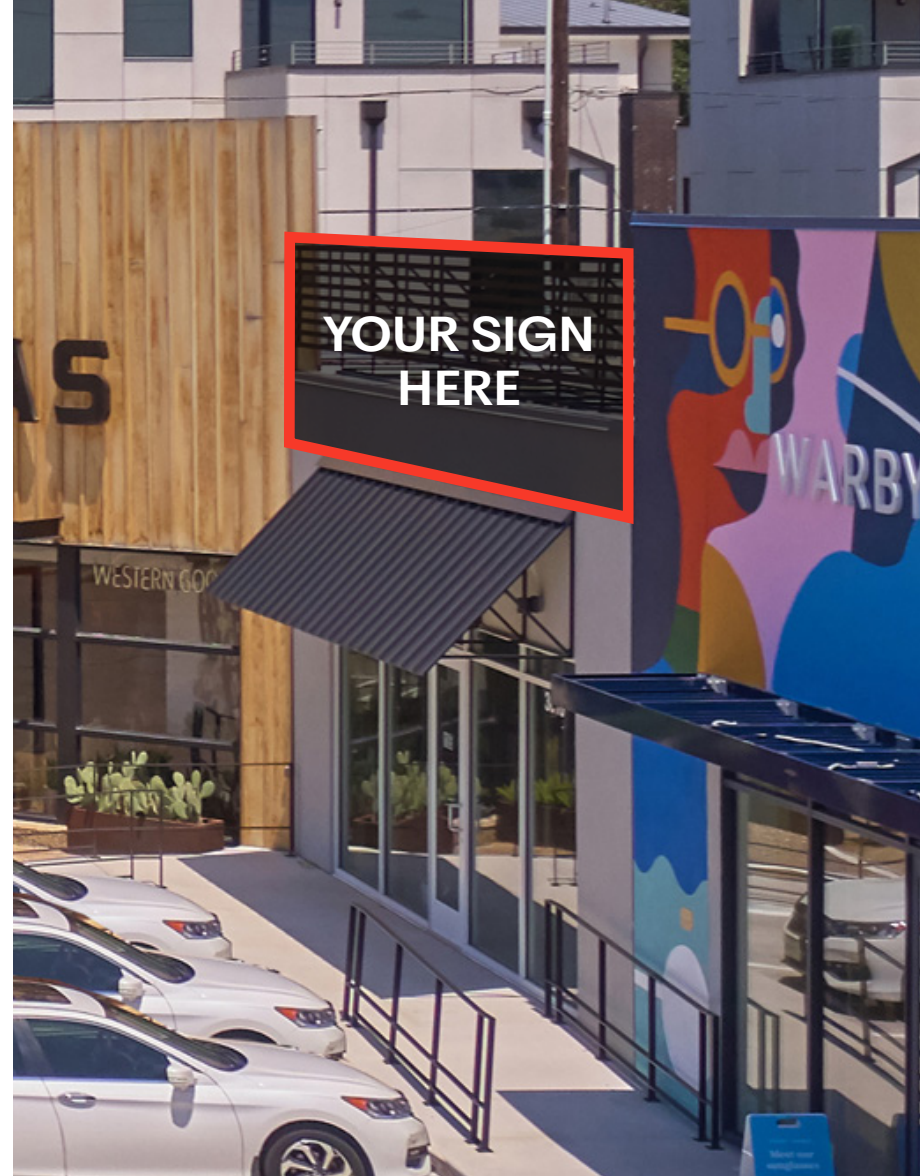
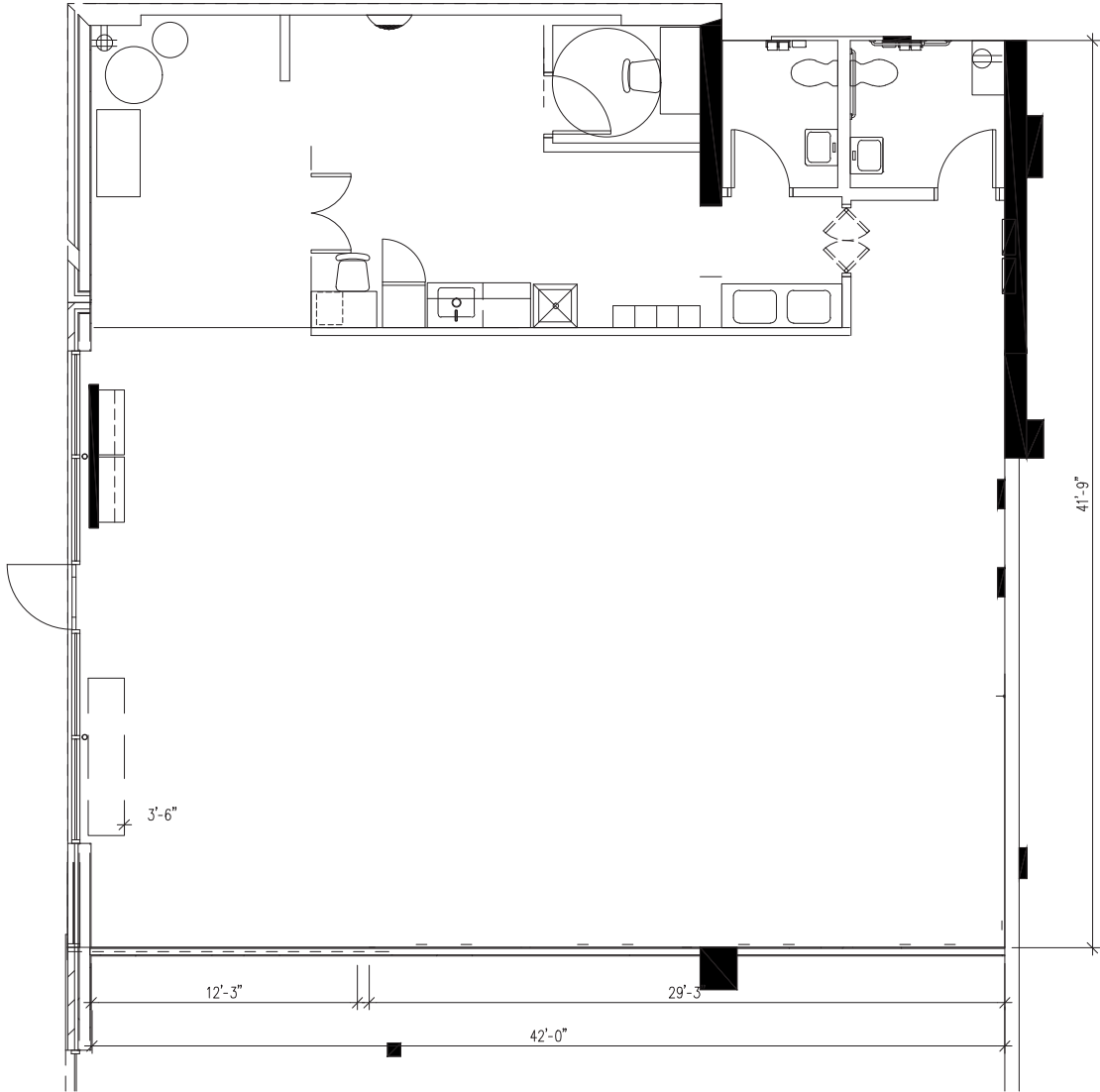


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## 1,882 SF AVAILABLE



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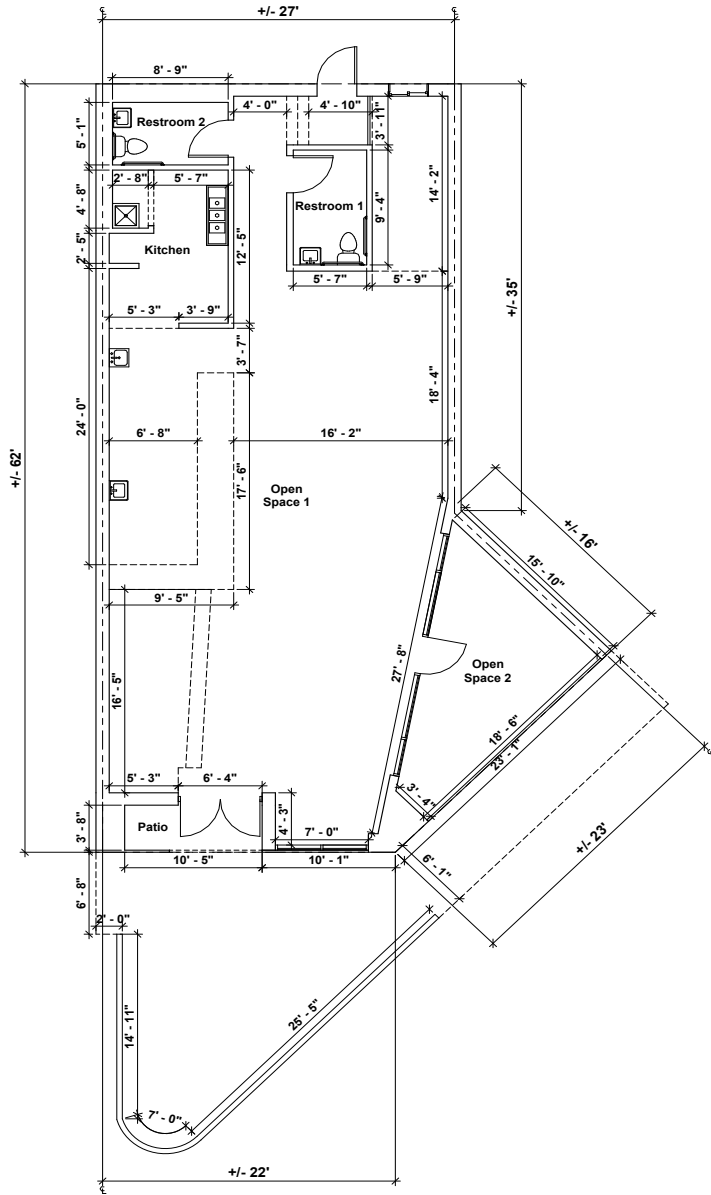
1908 N HENDERSON AVE  
 1906 N HENDERSON AVE  
 1900 N HENDERSON AVE



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# 1900 N HENDERSON AVE



FRONT  
ENTRANCE ON  
HENDERSON AVE



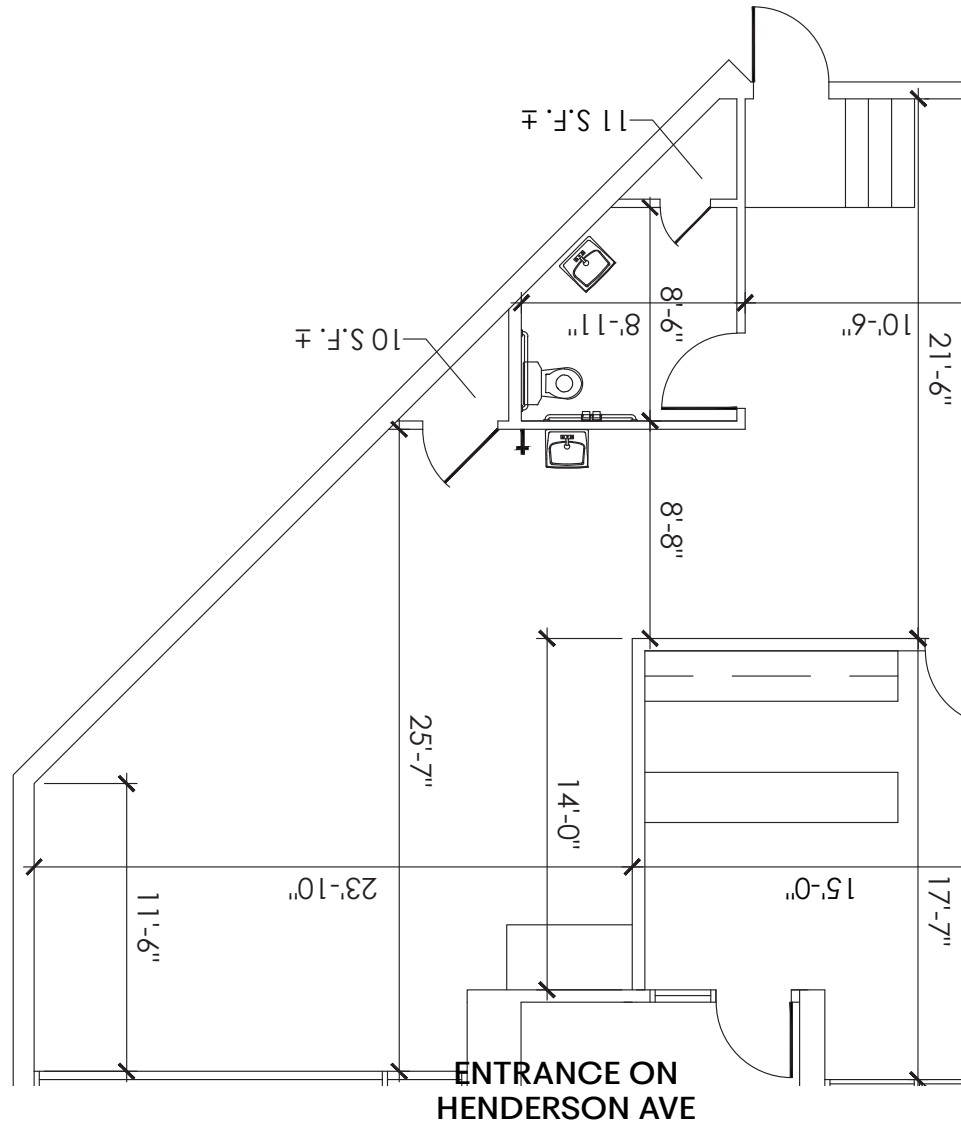
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# 1908 N HENDERSON AVE

## 1,201 SF AVAILABLE

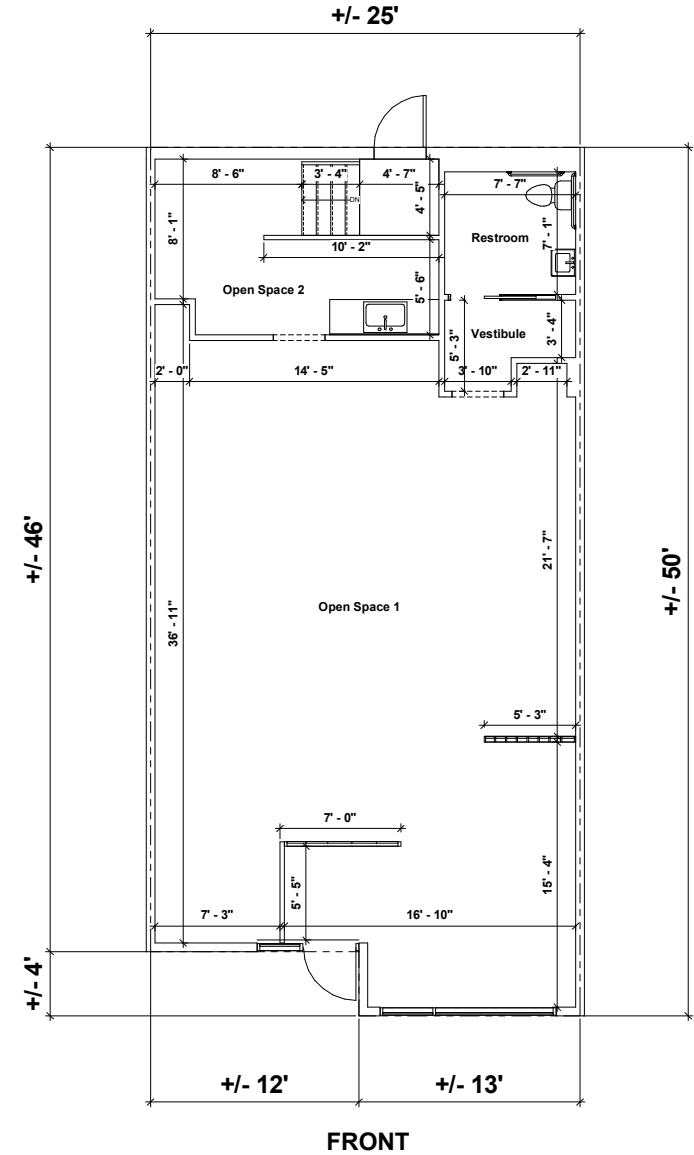


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# 1906 N HENDERSON AVE

## 1,212 SF AVAILABLE

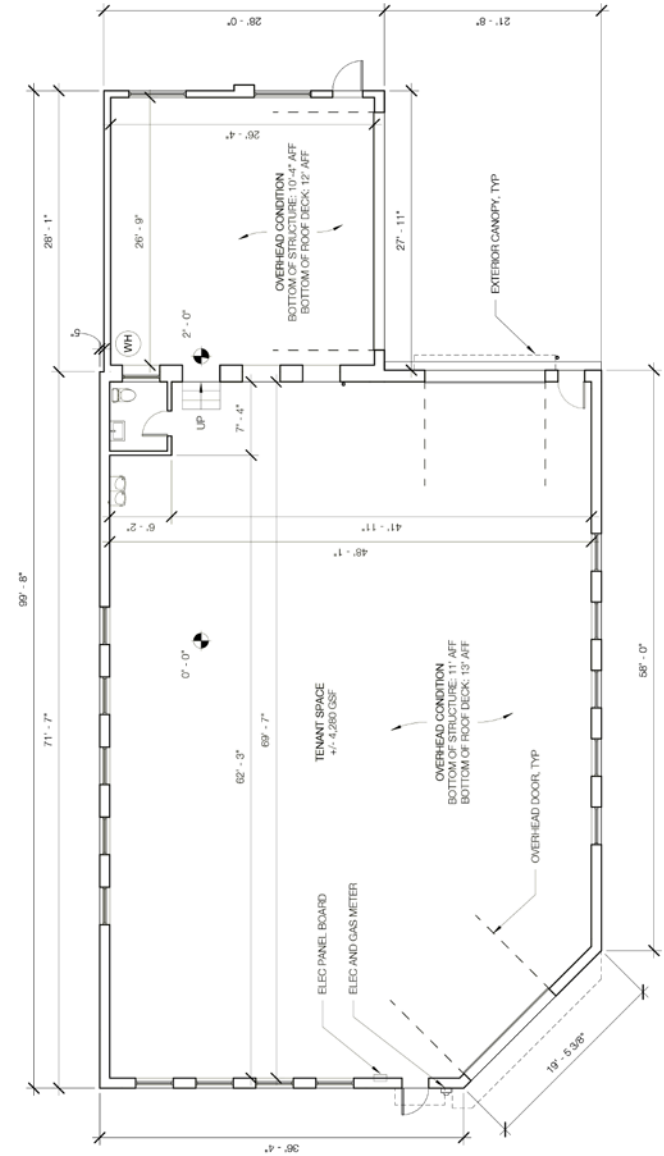


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# 1834 N HENDERSON AVE

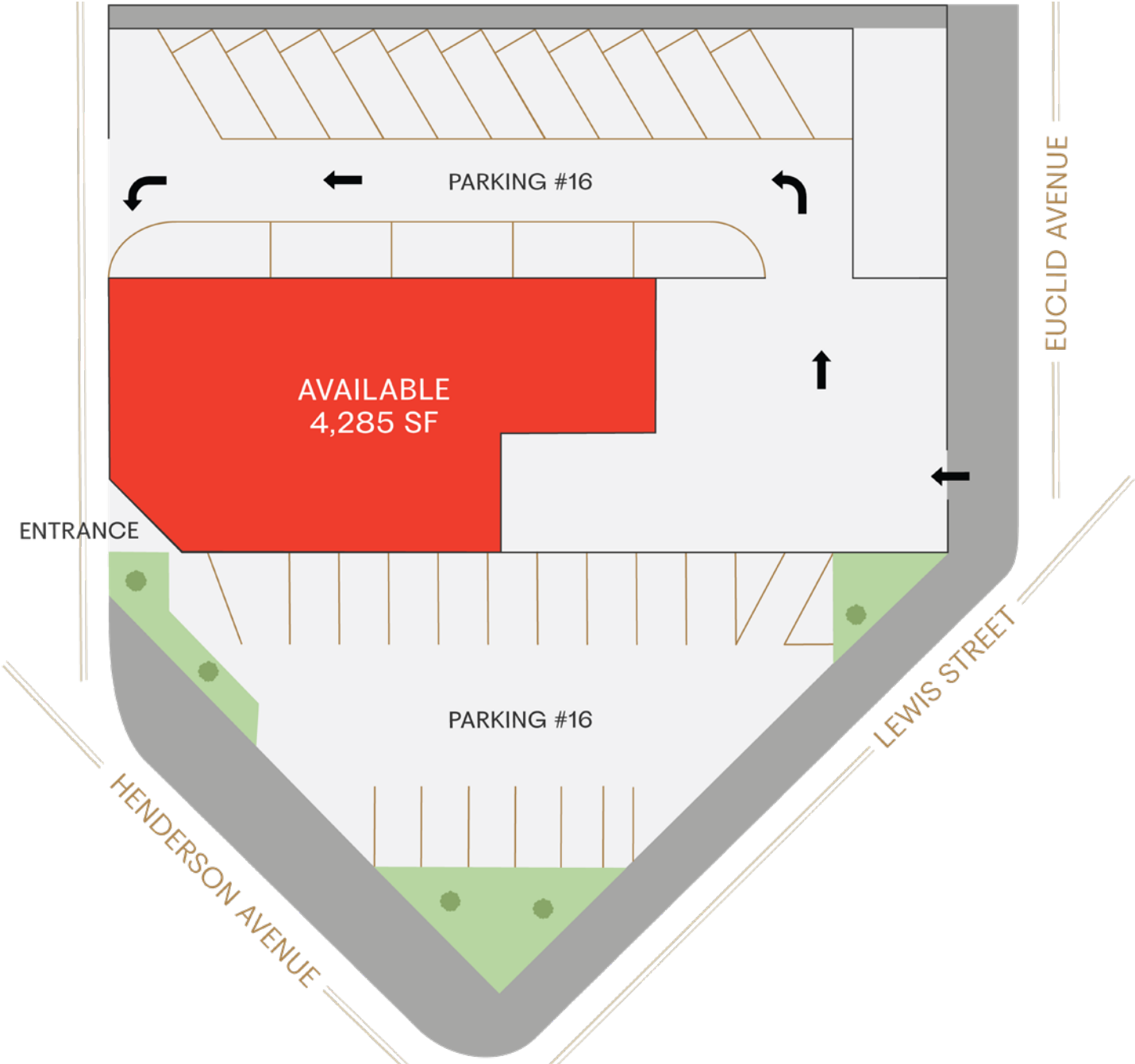
## 4,285 SF AVAILABLE



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# 1834 N HENDERSON AVE - SITE PLAN



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# 1834 N HENDERSON AVE



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DEMOGRAPHICS	0.5 MI.		1 MI.	
POPULATION	44,684		146,805	
HOUSEHOLDS	22,805		64,220	
AVERAGE HHI	\$249,521		\$176,062	
HHI \$200K+	2,940	12.9%	6,735	10.5%
HV \$1 MILLION+	2,140	60.8%	5,175	50.8%

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