



# Tarrant Parkway Commons

2003 S. Main Street, Keller, TX 76248

Coordinates:

Latitude: 32.8975

Longitude: -97.2554

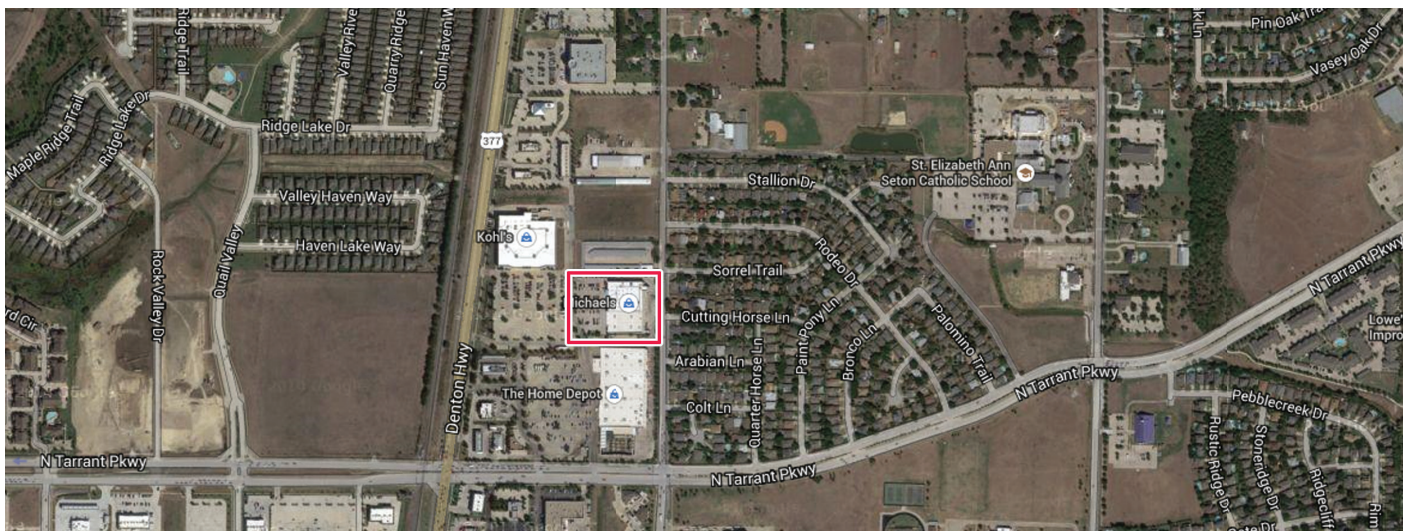
Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



## > Property Highlights

- Center Size: 56,722 SF
- Newer center located in Keller, TX - an established, affluent suburb in Dallas - Fort Worth
- Easy access from S. Main Street - 25,280 AADT - and just north of N. Tarrant Parkway
- Shadow-anchored by Home Depot and Kohl's with dense population - 137K+ within 3 miles



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Store Listing		
Center Size: 56,722 Sq. Ft.		
Unit #	Sq. Ft.	Tenant
1	32,707 SF	Sprouts Farmers Market
2	24,015 SF	Michaels
3		<i>Home Depot</i>
4		<i>Kohl's</i>
5		<i>Sonic</i>
6		<i>Buffalo Wild Wings</i>
7		<i>Exxon Mobil</i>

*Items in blue and Italicized are owned by others.*



## 2024

Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	13,379	4,546	\$137,868
3 Miles	133,363	45,696	\$145,070
5 Miles	327,243	112,867	\$141,267



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