

# 2404 Maple Avenue

NORTHEAST CORNER OF CEDAR SPRINGS ROAD & MAPLE AVENUE, DALLAS, TEXAS 75201



Greenway Investment Company

## PROPERTY OVERVIEW

The property is located within walking distance from The Crescent, Katy Trail, and a wide variety of shopping, dining, parks and live theater. Surrounded by upscale apartment complexes including Gables Uptown, Gables Villa Rosa, Gables Mirabella, Routh Street Flats, AMLI Quadrangle and many more.

## DETAILS

- Located in Uptown Dallas at the northeast corner of Cedar Springs Road and Maple Avenue
- Existing tenants include BB&T Bank and Coal Vines Pizza

## TRAFFIC COUNTS

Maple Avenue	15,716 VPD TxDot '15
Cedar Springs Road	14,110 VPD ETC Inst. '17

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Est. Population	37,775	199,067	402,339
Avg. HH Income	\$114,953	\$97,749	\$100,701
Daytime Population	138,996	398,191	653,020
Medium Home Value	\$396,208	\$341,647	\$336,950



TODD PETTY | [todd@greenwayinvestment.com](mailto:todd@greenwayinvestment.com) | 214-880-9009 Ext. 4

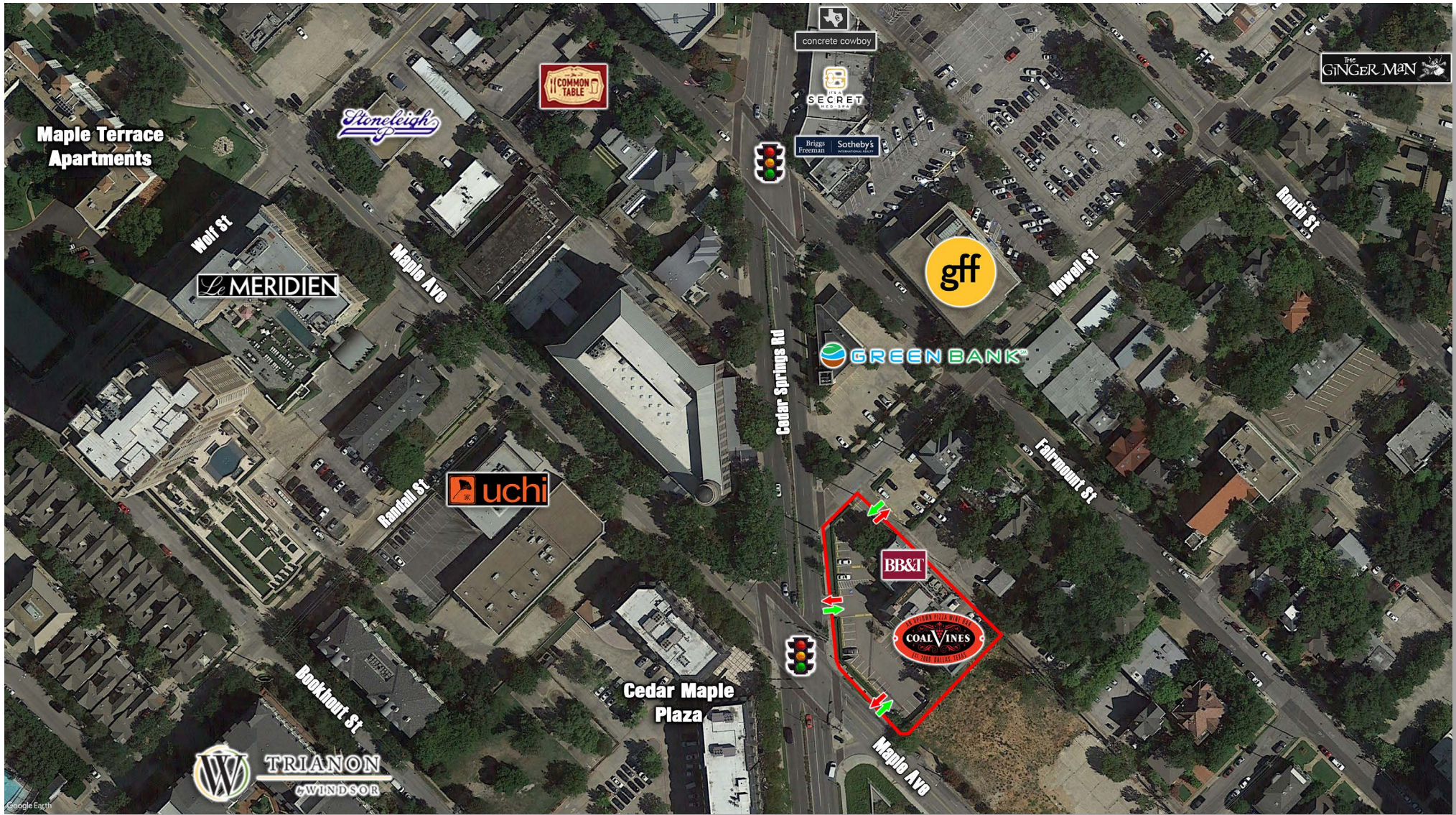


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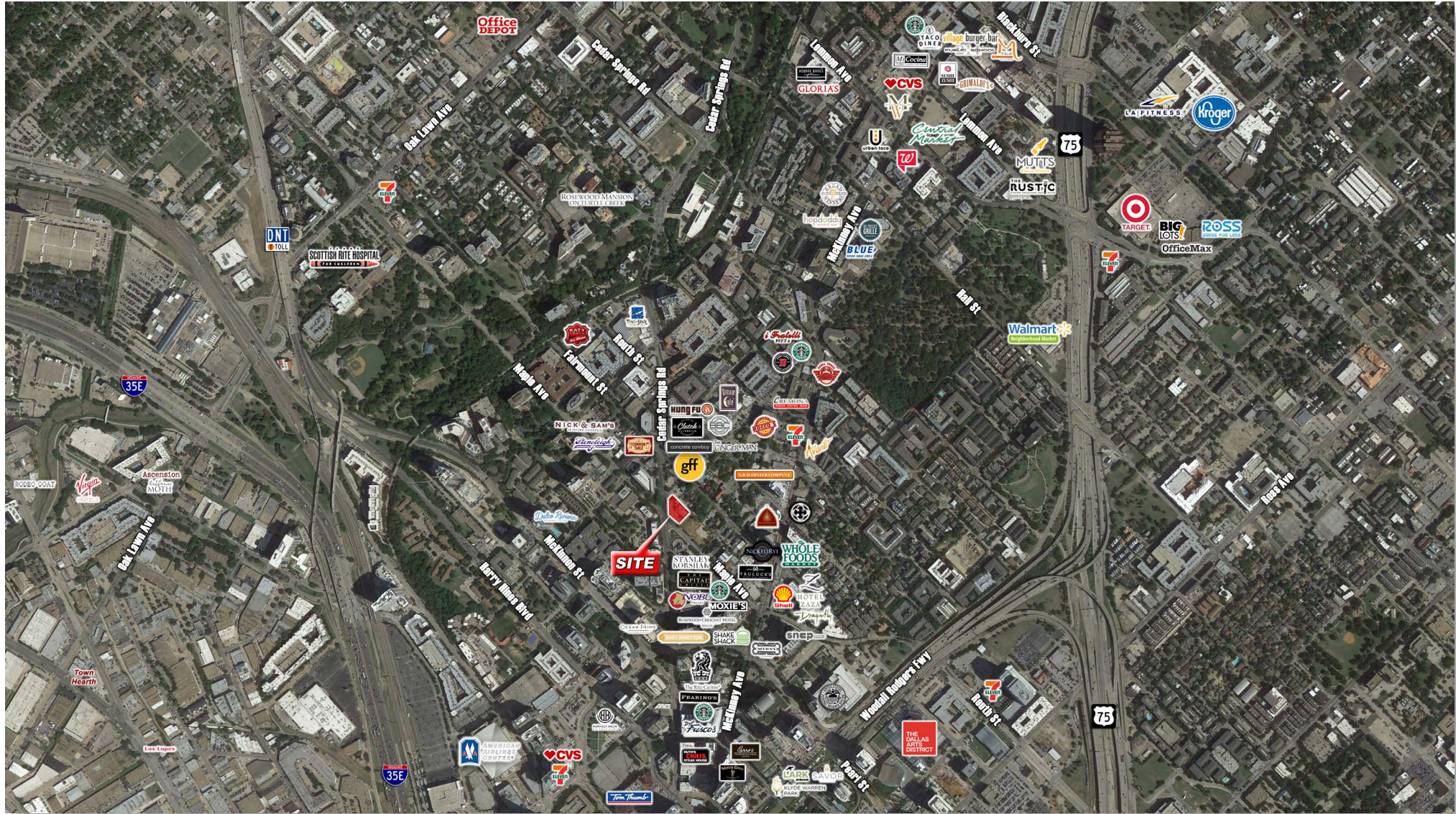


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