



ROYAL GREEN PLAZA

8499 GREENVILLE AVE, DALLAS, TX 75231

AVAILABLE FOR LEASE



DUNHILL
PARTNERS

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com
dunhillpartners.com

HIGHLIGHTS & SITE PLAN

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com
dunhillpartners.com



LOCATION

8499 Greenville Ave, Dallas, TX 75231

AVAILABLE SPACES

Suite 99-101	2,397 SF (Available Soon)
Suite 104	1,023 SF
Suite 200	2,246 SF

RATES

Call for Details

TRAFFIC GENERATORS



2024 DEMOGRAPHICS



3 MILES 170,750
5 MILES 398,275



3 MILES 224,778
5 MILES 504,969



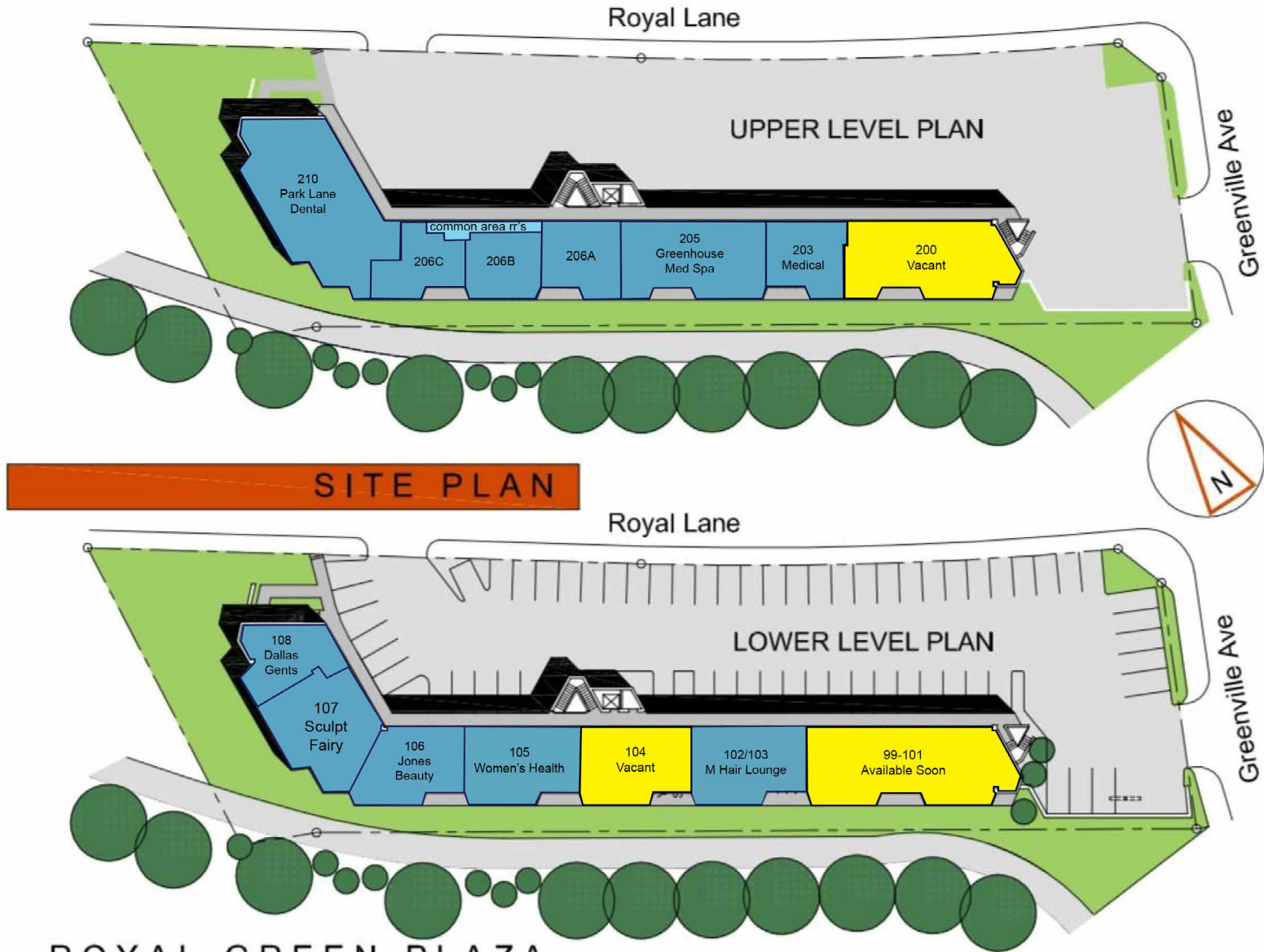
3 MILES 77,870
5 MILES 168,669



3 MILES \$114,595
5 MILES \$138,277

SITE PLAN

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com
dunhillpartners.com



ROYAL GREEN PLAZA
8499 Greenville Avenue
Dallas, TX 75231

SITE AERIAL

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com
dunhillpartners.com



Northwood Park

Royal Ln

22,147 VPD ('19)



Greenville Ave



Royal Ln 20,837 VPD ('19)

SITE

ROYAL LANE DENTAL
Healing Humans
Chiropractic & Wellness

Dallas Gents
Fine Men's Salon

JB
THE SCULPT FAIRY

Harry Moss Park

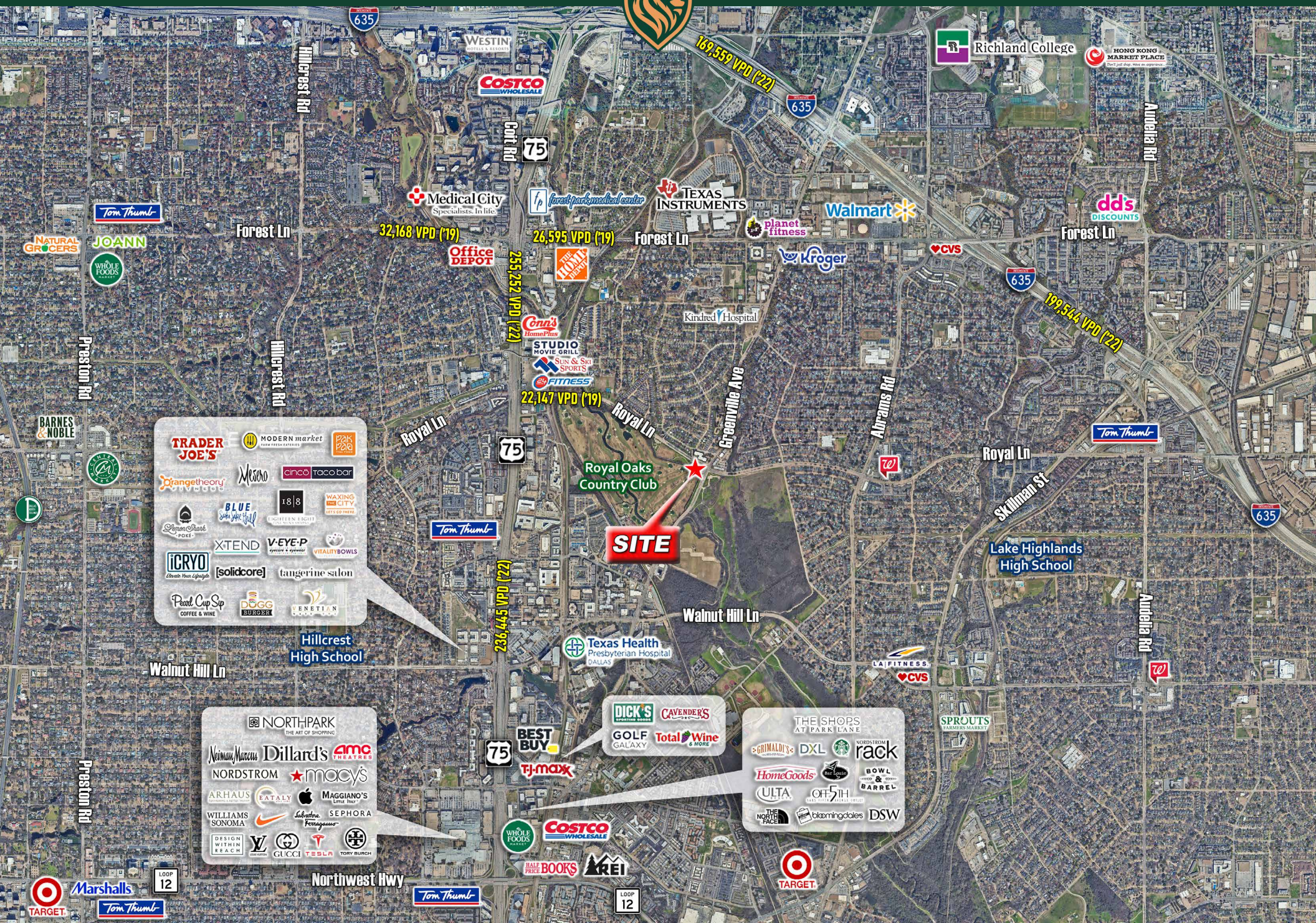
Greenville Ave

26,558 VPD ('19)

Royal Oaks Country Club

WIDE AERIAL

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com
dunhillpartners.com



Callout box listing nearby businesses and services:

- TRADER JOE'S
- MODERN market
- ORANGETHEORY FITNESS
- MESO
- cinco taco bar
- BLUE
- 18|8
- WAXING
- XTEND
- V-EYE-P
- VITALITYBOWLS
- ICRYO
- [solidcore]
- tangerine salon
- Pearl Cup Sip
- POGG
- VENETIAN

Callout box listing nearby businesses and services:

- NORTH PARK
- Neiman Marcus
- Dillard's
- AMC THEATRES
- NORDSTROM
- MACY'S
- ARHAUS
- EATALY
- Apple
- MAGGIANO'S
- WILLIAMS SONOMA
- NIKE
- SEPHORA
- DESIGN WITHIN REACH
- LV
- GUCCI
- TESLA
- TORY BURCH

Callout box listing nearby businesses and services:

- DICK'S
- CAVENDER'S
- GOLF GALAXY
- Total Wine & More
- BEST BUY
- TJ-maxx

Callout box listing nearby businesses and services:

- THE SHOPS AT PARK LANE
- GRIMALDI'S
- DXL
- STARBUCKS
- rack
- HomeGoods
- BOWL & BARREL
- ULTA
- OFF 5TH
- THE NORTH FACE
- blackingdolls
- DSW