

# 2635 HARRY HINES BOULEVARD

Southeast Corner of Harry Hines Blvd. and Payne St., Dallas, Texas 75201



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

### PROPERTY OVERVIEW

This site is in Uptown Dallas, about 2 blocks from the American Airlines Center. Other nearby attractions include, the Perot Museum of Nature and Science, Hotel Crescent, and Dallas Museum of Art.

### AVAILABILITY

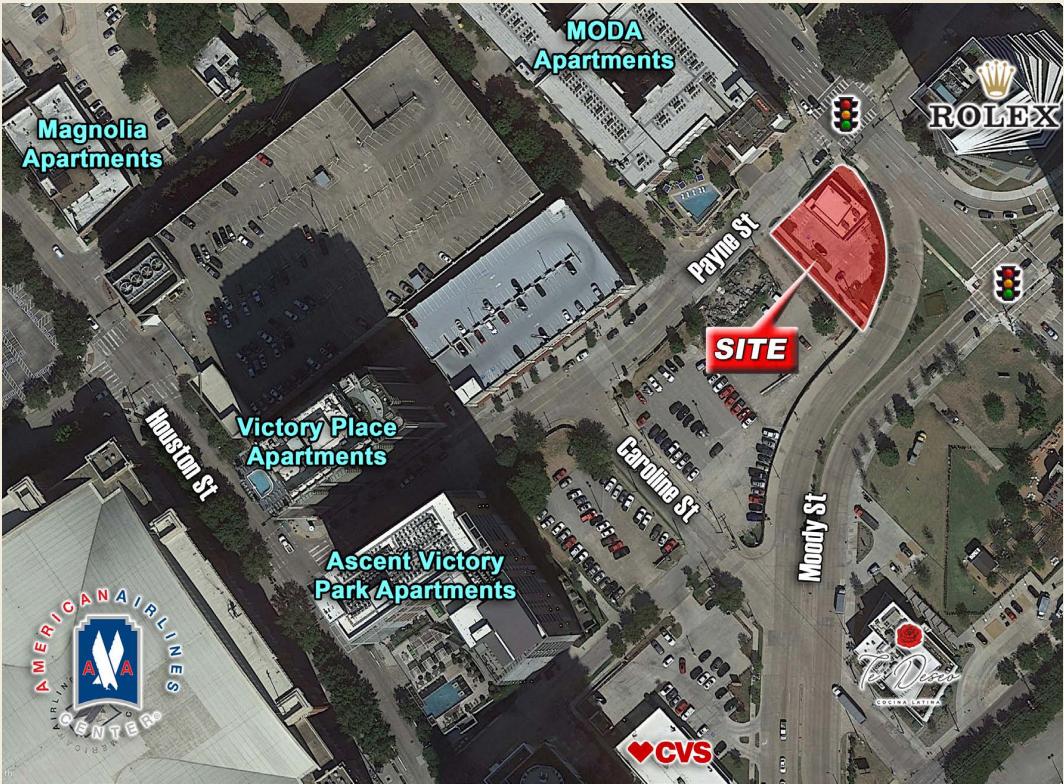
100% ground leased to PNC Bank

### TRAFFIC COUNTS

Harry Hines Blvd.	31,078 VPD TxDot '19
N Field St.	12,300 VPD TxDot '19

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
2021 Est. Population	33,532	209,823	411,883
Avg. HH Income	\$136,101	\$106,970	\$112,921
Daytime Population	100,779	321,688	557,891
Median Home Value	\$533,299	\$440,822	\$435,386



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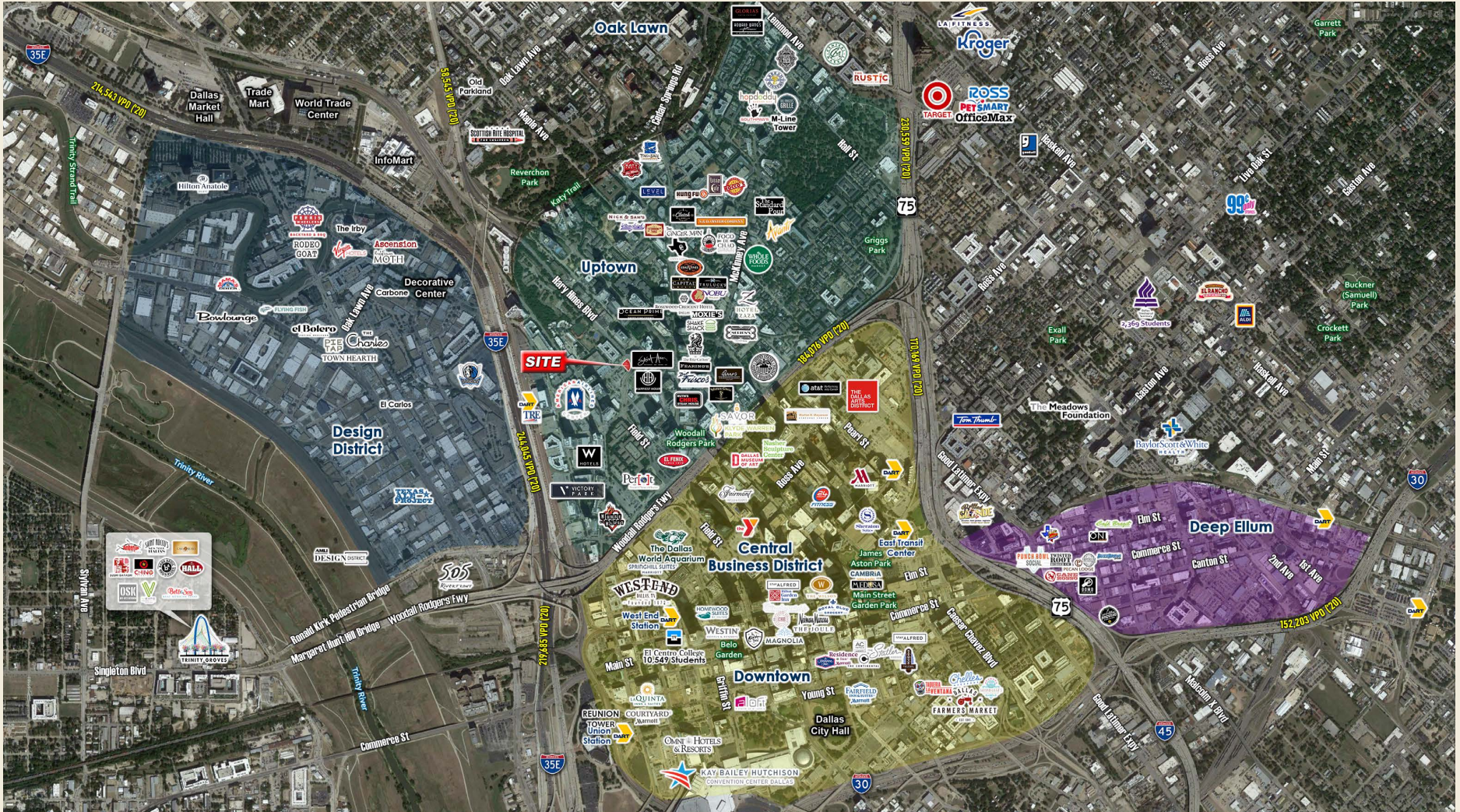
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