



5602 E Mockingbird Ln

DALLAS, TEXAS 75206 • MOCKINGBIRD CORRIDOR RETAIL

5,500 SF

SPACE AVAILABLE

\$38.00 +NNN

RENT / SF / YEAR

6,925 SF

BUILDING SIZE (GLA)

1951

YEAR BUILT

PROPERTY OVERVIEW

Located at 5602 E Mockingbird Lane, this property offers a rare opportunity to lease space in one of Dallas' most established and highly trafficked commercial corridors. Positioned near Southern Methodist University (SMU), the Park Cities, the M Streets, and the Greenville Avenue entertainment district, the site benefits from exceptional visibility, strong daily traffic counts, and immediate access to a dense, affluent customer base. The flexible configuration supports a range of uses including retail, restaurant, bar, or showroom, making it well-suited for both local and regional operators. Access to additional parking further enhances convenience and supports higher-volume uses.

HIGHLIGHTS

- Prime Mockingbird Lane location near SMU and the Park Cities
- Strong demographics with high household incomes and daytime population
- Excellent visibility and heavy daily traffic counts
- Retail, restaurant, bar, or showroom potential
- Additional parking available