



3001 N Henderson Ave

DALLAS, TEXAS 75206 • KNOX / HENDERSON • RETAIL / RESTAURANT

3,685 SF

SPACE AVAILABLE

3,685 SF

BUILDING SIZE (GLA)

1935

YEAR BUILT

0.08 AC

LAND AREA

PROPERTY OVERVIEW

A 3,685 SF free-standing retail and restaurant building in the heart of Knox/Henderson, one of Dallas' most walkable dining and nightlife corridors. The single-tenant building sits on a 0.08-acre lot with 45 feet of frontage on N Henderson Ave and visibility from N Central Expressway, putting the space in front of both neighborhood traffic and commuters. Built in 1935 of masonry construction and most recently operated as a restaurant, it suits an operator wanting an established Henderson address with a restaurant layout already in place. Zoned C1, with three on-site spaces plus street parking.

HIGHLIGHTS

- Visibility from N Central Expy & N Henderson Ave
- Located in the heart of the vibrant Knox/Henderson district
- High daytime population

PROPERTY SPECS

Property Type	Retail
Secondary Type	Restaurant
Space Available	3,685 SF
Lease Type	Direct
Floors	1
Typical Floor	3,685 SF
Tenancy	Single
Building Status	Existing
Construction	Masonry
Parking	3 Spaces
Frontage	45 FT on Henderson Ave
Zoning	C1