



1619 Martin Luther King Jr Blvd

DALLAS, TEXAS 75215 • SOUTH DALLAS / FAIR PARK • RETAIL / MEDICAL OFFICE

3,600 SF

SPACE AVAILABLE

3,600 SF

BUILDING SIZE (GLA)

1985

YEAR BUILT

0.38 AC

LAND AREA

PROPERTY OVERVIEW

A 3,600 SF storefront retail and office suite on Martin Luther King Jr Blvd in South Dallas, one mile from I-45 and minutes from Fair Park and downtown. The space carries a former medical build-out, so a healthcare, clinical or professional service tenant inherits a finished plan and avoids much of the capital cost of starting from shell. The 1985 building sits on a 0.38-acre lot with on-site surface parking and long frontage on MLK Jr Blvd for signage. Zoned Z239 and suited to medical, retail or professional office use.

PROPERTY SPECS

Property Type	Retail
Secondary Type	Storefront Retail / Office
Space Available	3,600 SF
Lease Type	Direct
Tenancy	Multi
Year Built	1985
Land Area	0.38 AC
Zoning	Z239

HIGHLIGHTS

- Located just one mile from I-45, offering excellent regional access across the DFW Metroplex
- Significant frontage and signage potential on MLK Jr Blvd with high daily traffic counts
- Former medical build-out provides plug-and-play infrastructure, reducing tenant improvement costs
- Surrounding area projected for nearly 6% population and household growth within one mile by 2030
- Dense trade area with over 130,000 residents within three miles and 390,000 within five miles
- Flexible floor plan suitable for medical, retail, or professional office use