



4500 Malcolm X Blvd

DALLAS, TEXAS 75215 • SOUTH DALLAS / FAIR PARK • FREE-STANDING RETAIL

2,400 SF

SPACE AVAILABLE

2,400 SF

BUILDING SIZE (GLA)

1966 / 2026

BUILT / RENOVATED

0.23 AC

LAND AREA

PROPERTY OVERVIEW

A 2,400 SF free-standing retail building on Malcolm X Blvd in South Dallas, renovated in 2026 and sitting on a fenced, gated 0.23-acre lot with its own parking directly off the boulevard. The whole building is available to a single tenant, so the space can be set up around one operator rather than shared. Frontage on Malcolm X puts signage in front of passing traffic, and the site sits minutes from Fair Park and downtown Dallas. Zoned Z59.

PROPERTY SPECS

Property Type	Retail
Space Available	2,400 SF
Lease Type	Direct
Tenancy	Single
Year Built	1966
Renovated	2026
Land Area	0.23 AC
Zoning	Z59

HIGHLIGHTS

- Free-standing single-tenant building — entire 2,400 SF available
- Renovated in 2026
- Fenced and gated lot with dedicated on-site parking
- Direct frontage and signage on Malcolm X Blvd
- Minutes from Fair Park and downtown Dallas
- Zoned Z59 — suited to retail and service uses