



Dunhill Partners

Leasing Contact

Jill Fisher

214.261.9588 direct

214.394.5557 cell

jfisher@dunhillpartners.com



The Shops at Mockingbird SEC Mockingbird Lane @ Lemmon Avenue

ADDRESS:

4500-4770 Mockingbird Lane
Dallas, TX 75209

AVAILABILITY:

Suite 108 - 1,141 SF (9/2025)
Suite 104 - 4,025 SF (2/2026)

NNN:

\$12.39 PSF

TRAFFIC GENERATORS:



TRAFFIC COUNTS:

W. Mockingbird - 25,074 VPD

DEMOGRAPHICS:

	2-mile	5-mile	10-mile
Population:	64,559	368,697	1,309,412
Average HH Income:	\$116,890	\$116,305	\$92,897
Number of Households:	28,269	159,492	501,764

The Shops at Mockingbird



Leasing Contact

Jill Fisher

214.261.9588 direct

214.394.5557 cell

jfisher@dunhillpartners.com



Dunhill Partners

3100 Monticello Avenue, Suite 300, Dallas, Texas 75205

www.dunhillpartners.com