

KNOX PROMENADE

SHOPPING CENTER

SHOP cos.

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ABOUT

PROJECT SCOPE

Knox Promenade is a premier mixed-use retail destination located along the vibrant Knox Street corridor in Dallas. Positioned just off US-75 and surrounded by some of the city's most affluent neighborhoods, the center attracts steady traffic from both local residents and regional visitors.\ Featuring a curated mix of high-end retailers, popular dining concepts, and lifestyle amenities, Knox Promenade benefits from strong walkability and a reputation as one of Dallas' most dynamic shopping and dining districts. Its prime location, affluent trade area, and enduring brand recognition make Knox Promenade a highly sought-after destination for both retailers and consumers.

TRAFFIC COUNTS

- Knox St: 22,264 VPD-26
- N Central Expy: 300,582 VPD-26

DETAILS

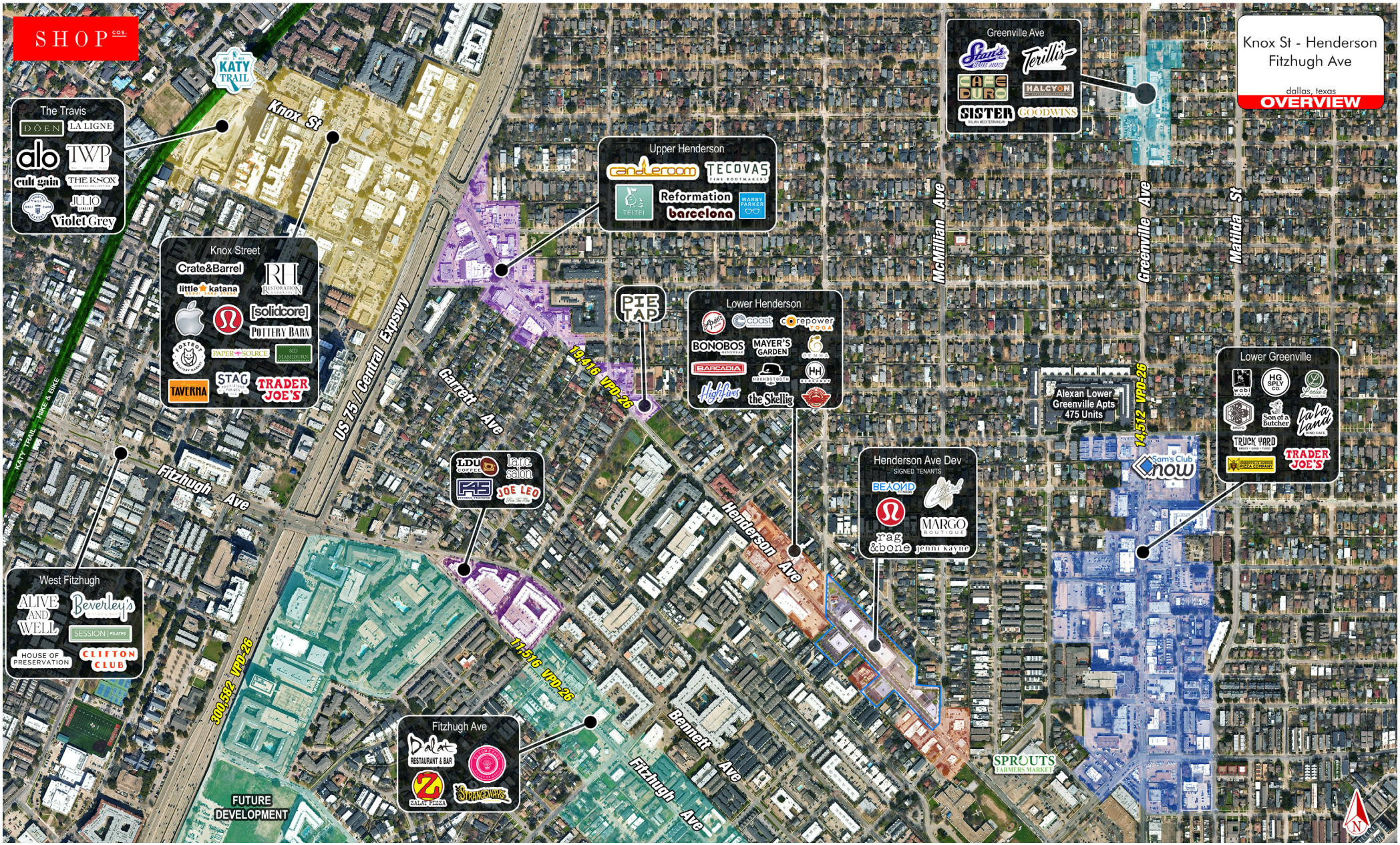
- Knox Promenade is a Class A asset stretching across 4.5 acres of irreplacable real estate along Knox St & US-75.

- Specialty retail space available from small shop to flagship. Call for rates.

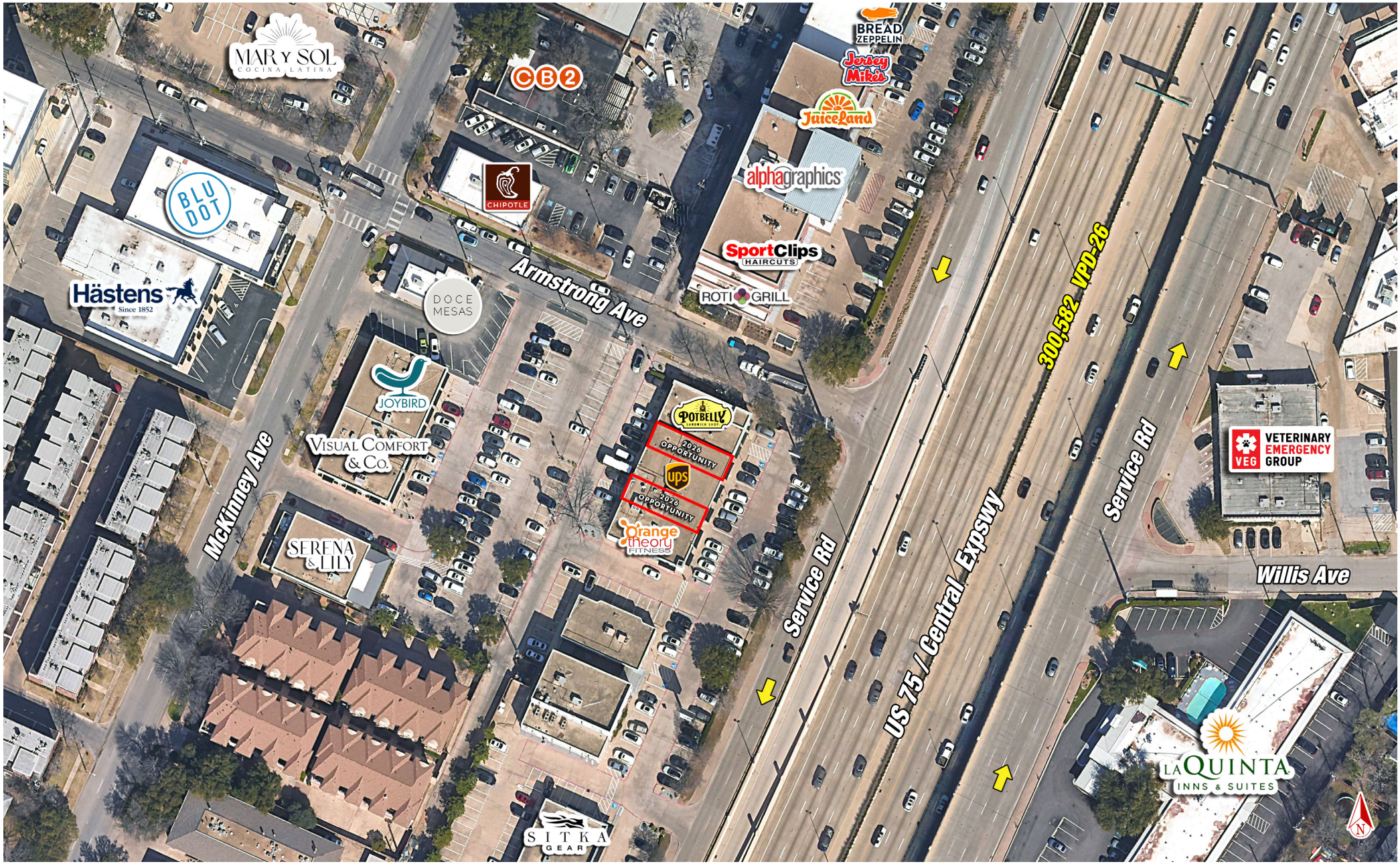
- Join:



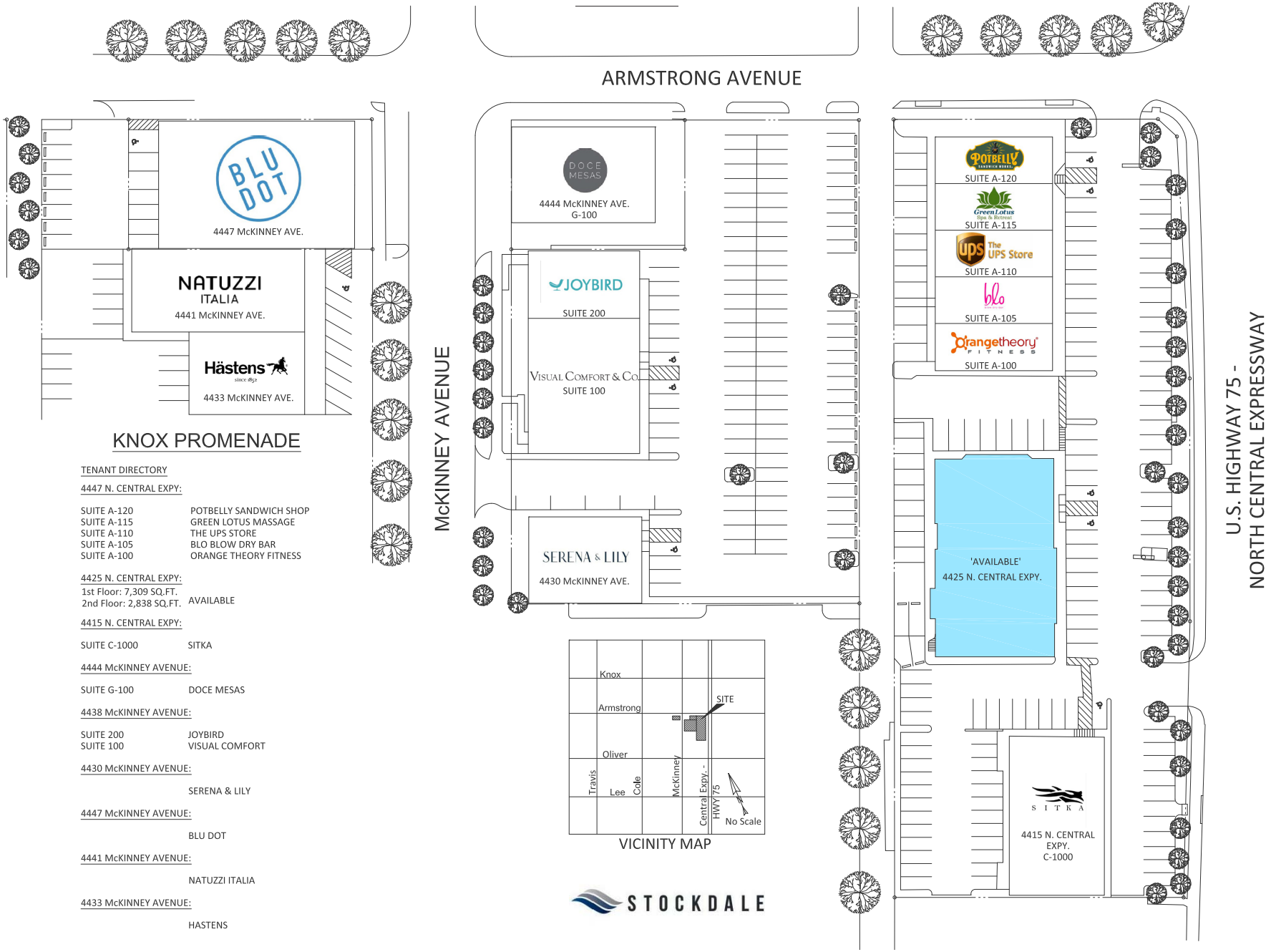
TRADE AERIAL



SITE AERIAL


MARY SOL
COCINA LATINA
CB2
BREAD ZEPPELIN
Jersey Mike's
JuiceLand
alphagraphics
CHIPOTLE
BLU DOT
SportClips HAIRCUTS
Hästens
Since 1852
DOCE MESAS
ROTI GRILL
Armstrong Ave
300,582 VPD-26
JOYBIRD
VISUAL COMFORT & Co.
McKinney Ave
POTBELLY
2026 OPPORTUNITY
ups
2026 OPPORTUNITY
orange theory FITNESS
SERENA & LILY
Service Rd
US 75 / Central Expswy
Service Rd
VETERINARY EMERGENCY GROUP
Willis Ave
SITKA GEAR
LA QUINTA INNS & SUITES
N

SITE PLAN



KNOX PROMENADE

TENANT DIRECTORY

4447 N. CENTRAL EXPY:

SUITE A-120	POTBELLY SANDWICH SHOP
SUITE A-115	GREEN LOTUS MASSAGE
SUITE A-110	THE UPS STORE
SUITE A-105	BLO BLOW DRY BAR
SUITE A-100	ORANGE THEORY FITNESS

4425 N. CENTRAL EXPY:

1st Floor: 7,309 SQ.FT.
2nd Floor: 2,838 SQ.FT. AVAILABLE

4415 N. CENTRAL EXPY:

SUITE C-1000 SITKA

4444 McKINNEY AVENUE:

SUITE G-100 DOCE MESAS

4438 McKINNEY AVENUE:

SUITE 200	JOYBIRD
SUITE 100	VISUAL COMFORT

4430 McKINNEY AVENUE:

SERENA & LILY

4447 McKINNEY AVENUE:

BLU DOT

4441 McKINNEY AVENUE:

NATUZZI ITALIA

4433 McKINNEY AVENUE:

HASTENS

J:\Project Work Files\Stockdale Projects\Knox Promenade\Site Leasing Plan\ 400-01-07 Knox Promenade Leasing Site Plan 03-01.dwg , Plotted on: Oct 10, 2025 - 1:48pm

PHOTOS


blo
blow·dry·bar
The UPS Store
GreenLotus
MASSAGE
SANDWICHES
SHAKES MALTS
Potbelly
OPEN
Massage


KNOX
SANDWICHES
SHAKES MALTS
The UPS Store
GreenLotus
MASSAGE

PHOTOS


KNOX PROMENADE
Potbelly
The UPS Store
Orangetheory
GreenLotus MASSAGE
blo blow dry bar
ED KELLUM & SON
Potbelly SANDWICH WORKS
COOKIES SOUP
ORIGIN


KNOX PROMENADE
Orangetheory FITNESS
blo blow-dry-bar
The UPS Store
GreenLotus
3001
KNOX PROMENADE
The UPS Store
Potbelly
GreenLotus MASSAGE
Orangetheory
ED KELLUM & SON
blo blow dry bar

PHOTOS





NEIGHBORHOOD VIBE RESTAURANTS



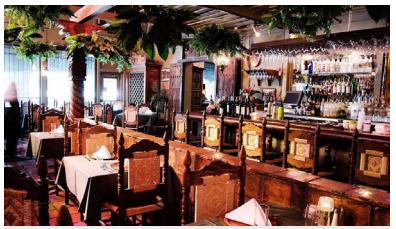
LE BILBOQUET
Chic French bistro offering refined classics and a lively yet intimate neighborhood atmosphere.



MISTER CHARLES
Stylish Italian-inspired hotspot serving handmade pastas and bold wood-fired plates in a vibrant setting.



PIZZANA
A modern pizzeria fusing Neapolitan craftsmanship with California creativity, serving artisanal pizzas, seasonal ingredients, and a sleek, contemporary dining experience.



JAVIER'S
A Dallas institution offering upscale Mexico City–inspired cuisine, signature margaritas, and an old-world atmosphere that blends elegance with timeless charm.



GEORGIE
A contemporary steakhouse in Knox offering prime cuts, seasonal dishes, and elevated cocktails in a sleek, modern setting with a refined neighborhood vibe.



DOCE MESA
A vibrant Tex-Mex restaurant serving bold Southwestern flavors, handcrafted margaritas, and modern Mexican favorites in a lively, colorful atmosphere.



JUICELAND
A bright, energetic juice bar blending fresh fruits, veggies, and superfoods into creative smoothies, juices, and wellness shots made for everyday vitality.



GRANGE HALL
Design-driven cafe and lounge offering refined bites, inventive desserts, and chic ambiance.



ROTI
A fast-casual Indian kitchen serving flavorful curries, tandoori dishes, and freshly baked naan in a warm, contemporary setting.



CHELSEA'S CORNER
A lively neighborhood restaurant and bar offering elevated comfort food, craft cocktails, and a spacious patio perfect for casual gatherings.



RESTORATION HARDWARE
Elegant rooftop dining above RH Gallery, pairing seasonal dishes with striking city views.



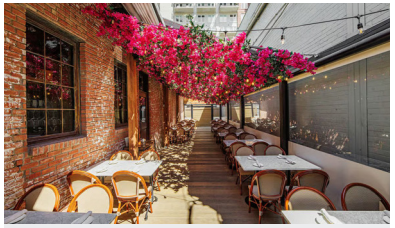
CAFÉ MADRID
A charming Spanish bistro serving authentic tapas, fine wines, and paella in an intimate setting that captures the warmth and spirit of Madrid.



KNOX BISTRO
A refined yet approachable French-American bistro serving inventive plates in a modern setting.



ANCHOR SUSHI BAR
A refined yet relaxed dining spot offering premium sushi, fresh seafood, and handcrafted cocktails in a stylish, coastal-inspired atmosphere.



TAVERNA
A cozy Italian trattoria offering handmade pastas, wood-fired pizzas, and rustic charm with a bustling patio.

NEIGHBORHOOD VIBE
DESSERT AND COFFEE CONCEPTS



VILLAGE BAKING CO.
Beloved French bakery specializing in rustic breads, buttery croissants, and espresso in a warm, inviting setting.



LA LA LAND COFFEE
Bright, joyful café known for creative matcha lattes, coffee flights, and its unique "kindness first" culture.



FOXTROT MARKET
Modern café and grab-and-go concept with craft lattes, baked goods, and curated everyday essentials.



MAMAKA
A Mediterranean-inspired café serving fresh, wholesome bowls, smoothies, and wraps made with vibrant ingredients and a breezy, coastal feel.



BERKLEY'S
A stylish neighborhood bistro offering wood-fired pizzas, seasonal small plates, and craft cocktails in a warm, contemporary setting.

SHOP COS.

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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