



THE RUSTON

For Lease
1900 S Ervay Street
Dallas, Texas 75215

VENTURE

JACOB JOWDY
JACOBOWDY@VENTUREDFW.COM

IAN PETERMAN
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Metrics

1900 S Ervay Street
Dallas, Texas 75215

Location

1900 S Ervay Street

Size

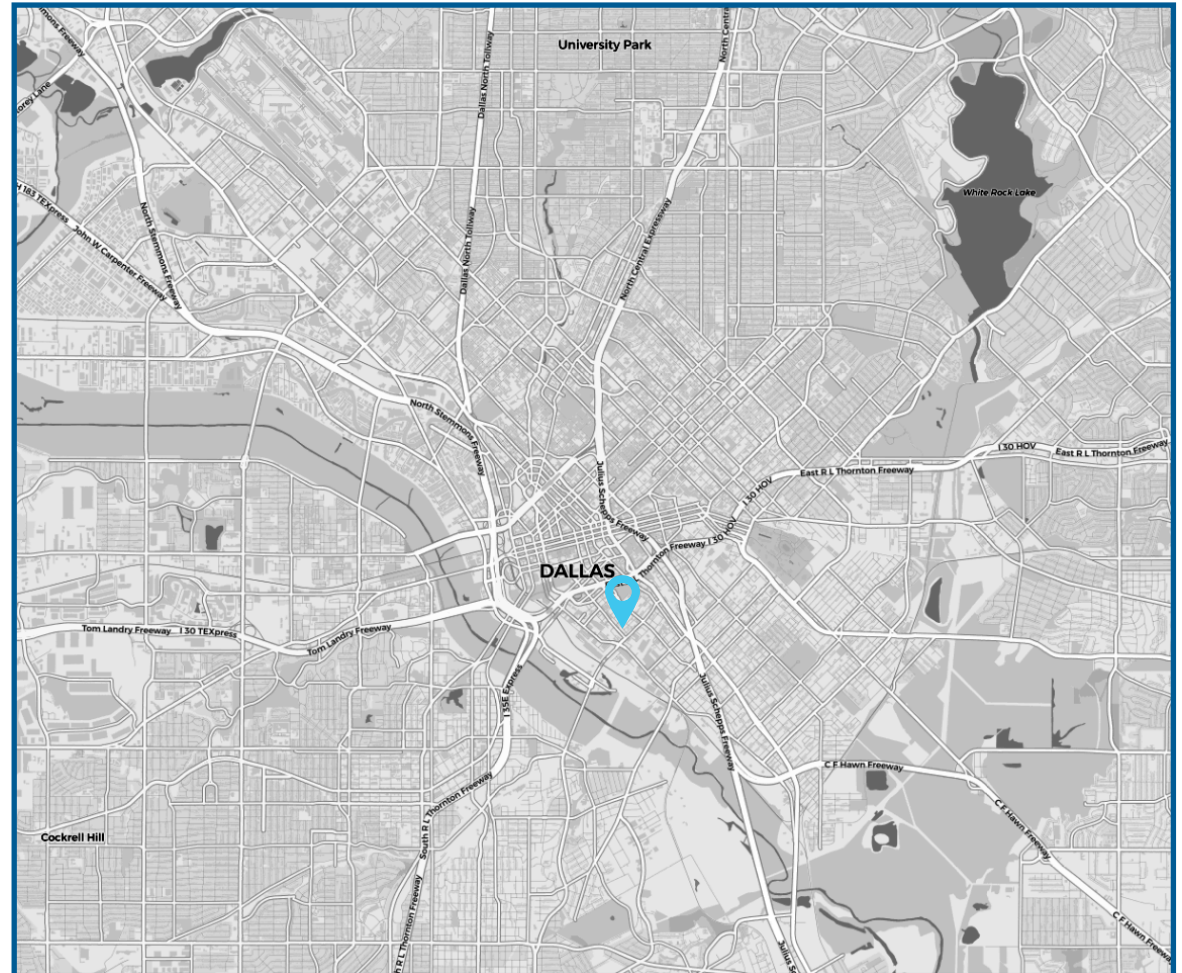
Total Gross Area
16,701 SF

Available Spaces

Restaurant: 3,740 SF
Office (2nd Floor): 9,191 SF
Retail: 900 - 2,560 SF and 1,391 SF

Traffic Counts

I-30	I-45
154,251 VPD	194,353 VPD



Area Attractions



**SOUTH SIDE
BALLROOM**



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Property Highlights

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1. Premier condo community in the Cedars neighborhood
2. Just minutes from Downtown
3. Home to Harmony Bank, a full service financial institution

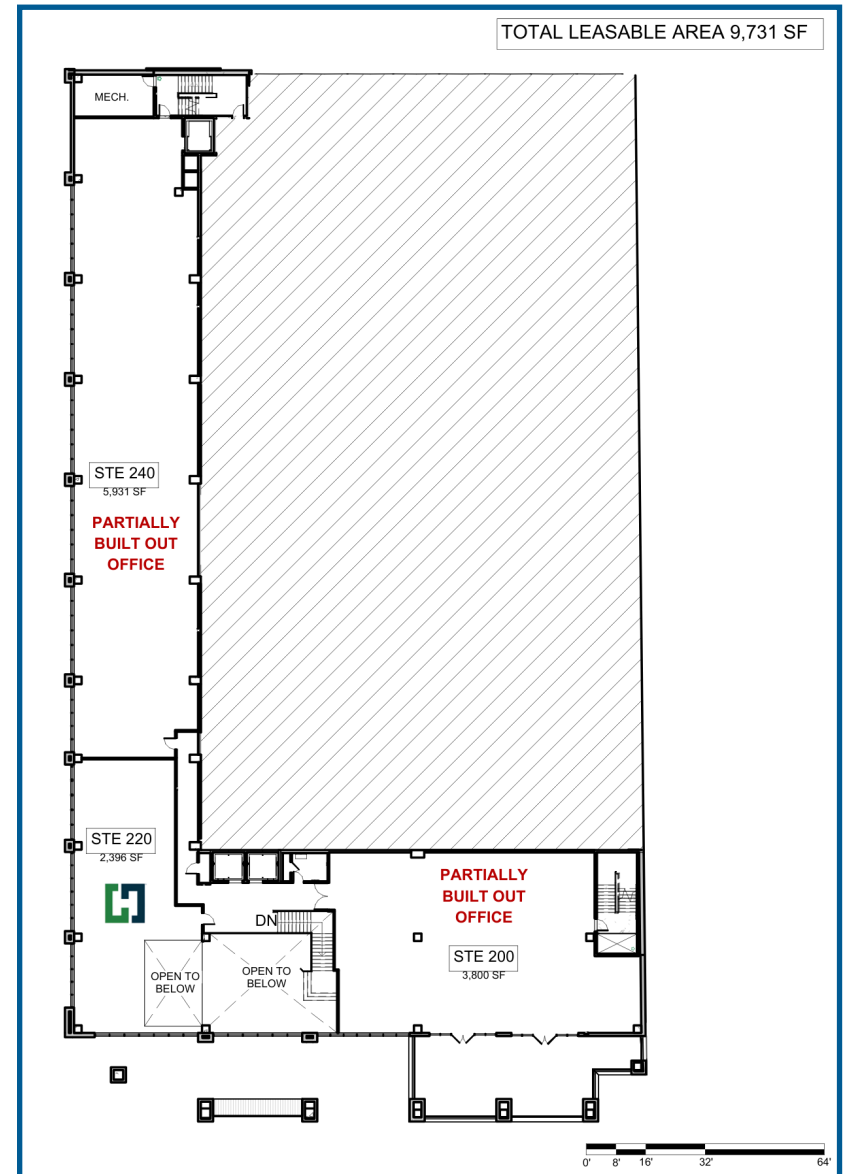
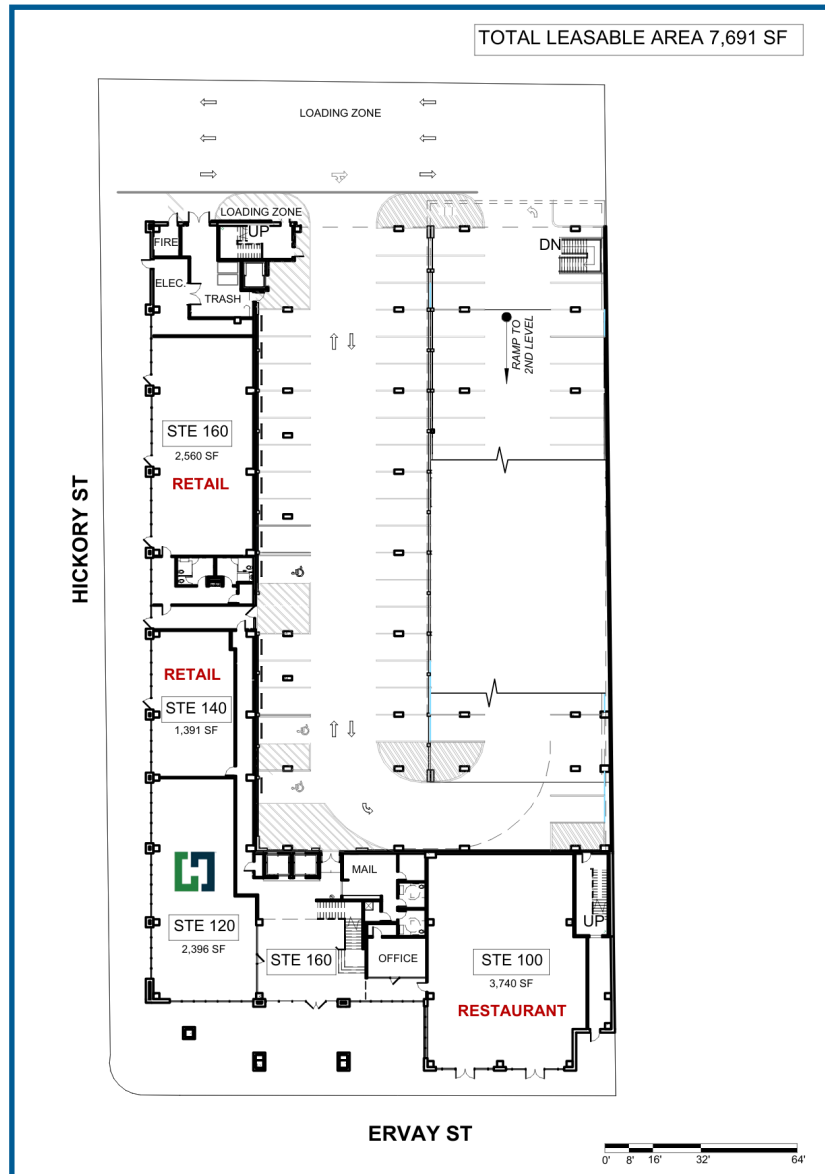


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,736	169,648	404,851
EST. DAYTIME POPULATION	14,035	204,023	311,571
EST. AVG. HH INCOME	\$100,992	\$122,507	\$136,446

Site Plan

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Photos

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VENTURE

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