

FOR LEASE

Retail Space Available

4235 W. Lovers Lane | Dallas, TX 75209

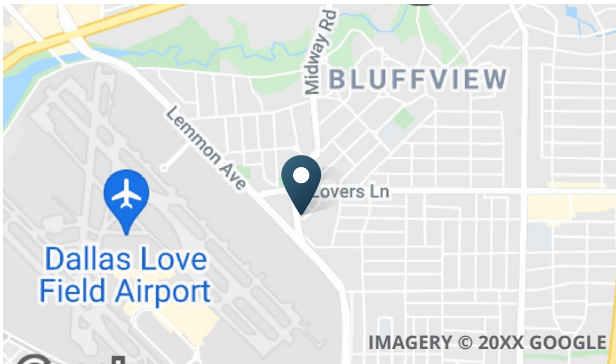


1,433 SF
Available

Contact Broker
Lease Rate

DESCRIPTION

- Located among affluent residential enclaves including Bluffview, Park Cities and Preston Hollow
- Flagship retail corridor with consistently high traffic



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,170	136,102	377,419
Avg. HH Income	\$138,037	\$137,010	\$130,105
Households	4,114	52,700	165,154
Daytime Population	11,953	167,062	532,514

Year: 2021 | Source: Esri

CONTACT

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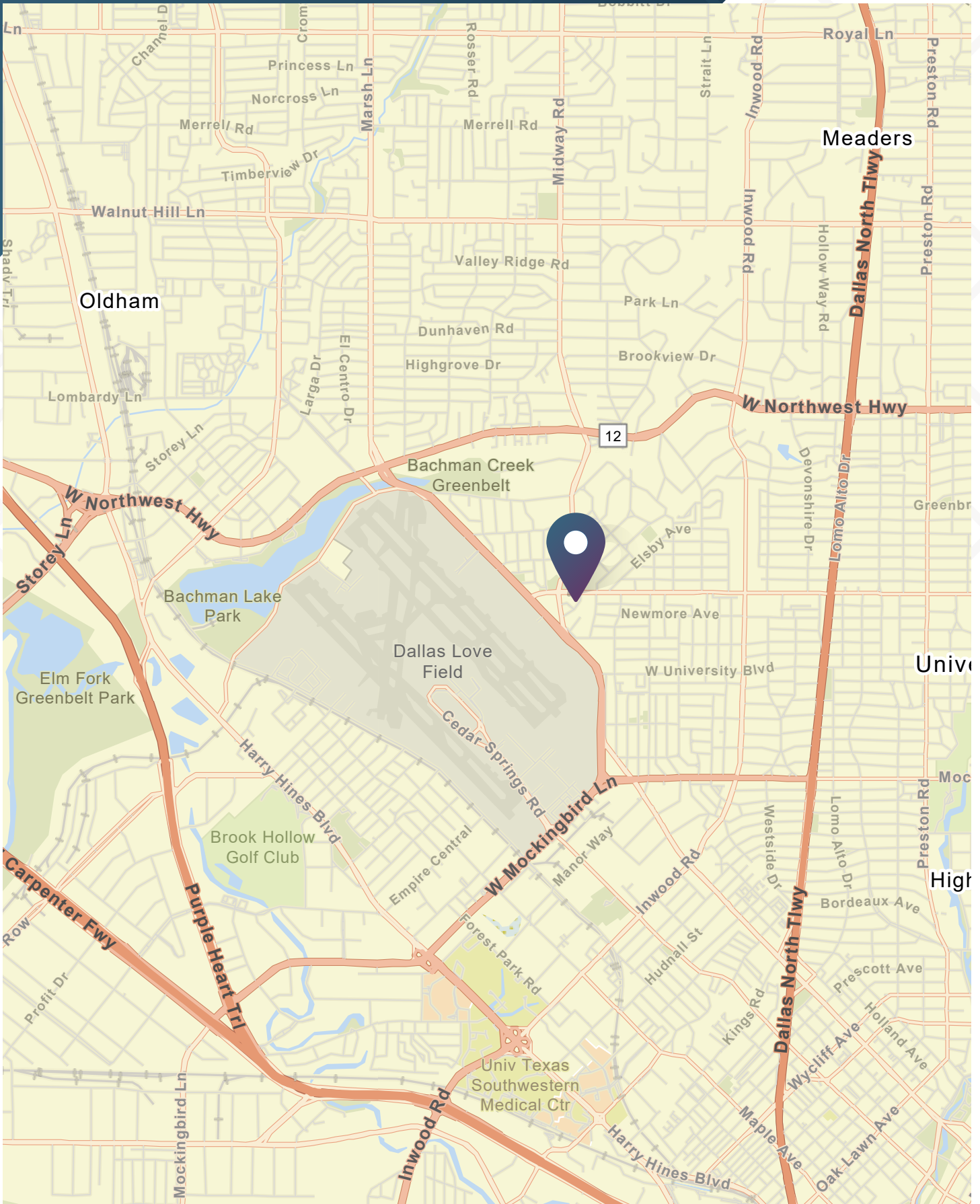
TRAFFIC COUNTS

Lemmon Avenue	25,389 VPD
W. Lovers Lane	6,698 VPD

Year: 2019 | Source: TxDOT

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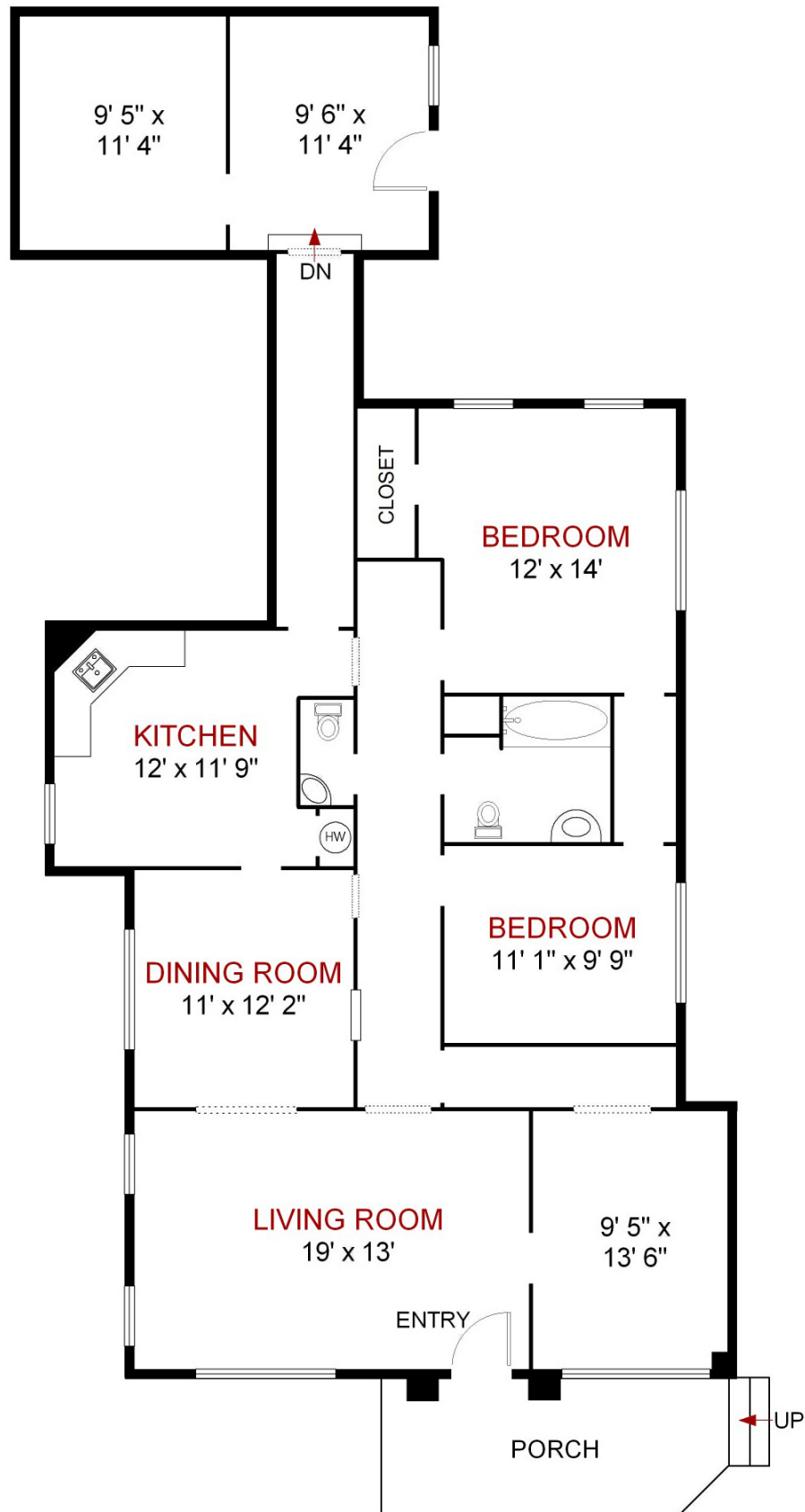
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	1 mile	3 miles	5 miles
Population			
2021 Population	10,170	136,102	377,400
2000 Population	7,921	126,790	319,000
2010 Population	8,882	115,650	304,000
2026 Population	10,973	144,960	411,000
2000-2010 Annual Rate	1.15%	-0.92%	-0.4%
2010-2020 Population: Annual Growth Rate	1.21%	1.46%	1.9%
2021-2026 Population: Annual Growth Rate	1.53%	1.27%	1.7%
2021 Median Age	38.7	35.0	33.0
Households			
2000 Households	3,289	46,229	130,000
2010 Households	3,702	44,818	130,000
2021 Total Households	4,114	52,700	165,000
2026 Total Households	4,394	55,934	180,000
2000-2010 Annual Rate	1.19%	-0.31%	0.0%
2010-2020 Households: Annual Growth Rate	0.94%	1.45%	2.0%
2021-2026 Households: Annual Growth Rate	1.33%	1.20%	1.8%
2021 Average Household Size	2.45	2.56	2.60
Housing Units			
2021 Total Housing Units	4,692	59,049	184,000
2021 Owner Occupied Housing Units	2,471	24,393	61,000
2021 Renter Occupied Housing Units	1,643	28,307	103,000
2021 Vacant Housing Units	578	6,349	19,000
Race and Ethnicity			
2021 White Alone	56.0%	66.2%	65.0%
2021 Black Alone	21.8%	6.7%	9.0%
2021 American Indian/Alaska Native Alone	0.4%	0.5%	0.0%
2021 Asian Alone	3.2%	4.7%	5.0%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Hispanic Origin (Any Race)	36.1%	46.6%	38.0%
Income			
2021 Median Household Income	\$78,342	\$73,379	\$78,000
2021 Average Household Income	\$138,037	\$137,010	\$130,000
2021 Per Capita Income	\$55,048	\$52,972	\$56,000
2021 Population 25+ by Educational Attainment			
Total	7,032	89,463	259,000
High School Graduate	16.1%	12.0%	10.0%
GED/Alternative Credential	0.7%	1.8%	1.0%
Some College, No Degree	17.2%	11.7%	12.0%
Associate Degree	3.7%	3.0%	3.0%
Bachelor's Degree	27.5%	29.6%	34.0%
Graduate/Professional Degree	20.9%	21.7%	23.0%
Data for all businesses in area			
Total Businesses:	550	7,299	27,000
Total Employees:	9,463	94,182	368,000
Total Residential Population:	10,170	136,102	377,000
Employee/Residential Population Ratio:	1:1	1:1	1:1
2021 Total Daytime Population	11,953	167,062	532,000
Workers	7,264	100,911	367,000
Residents	4,689	66,151	164,000

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SRS Real Estate Partners-Southwest, LLC	600324	mark.reeder@srsre.com	214.560.3251
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daniel K. Poku	644631	danile.poku@srsre.com	214.560.3294
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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