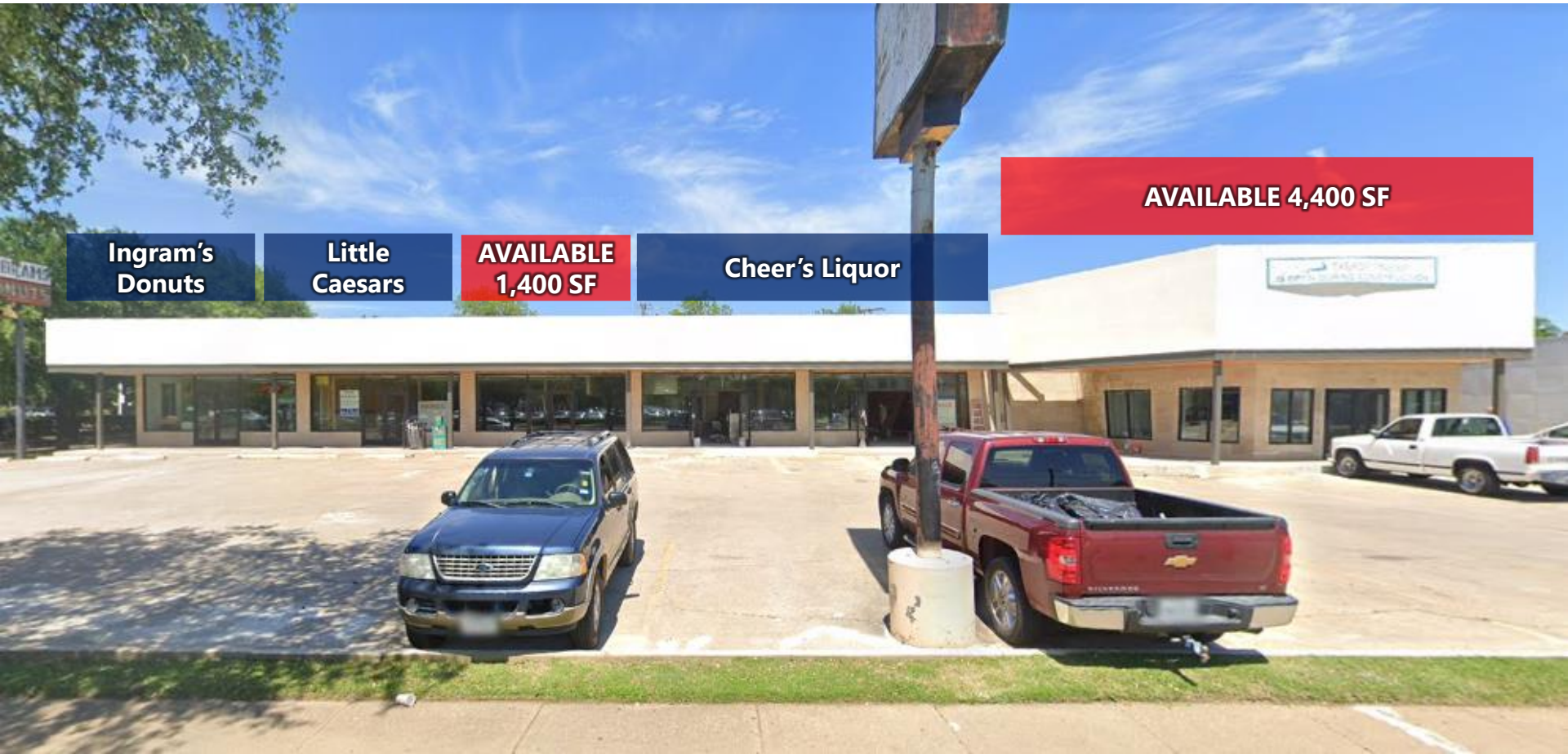


# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

LEMMON AVENUE



**Ingram's  
Donuts**

**Little  
Caesars**

**AVAILABLE  
1,400 SF**

**Cheer's Liquor**

**AVAILABLE 4,400 SF**

**J. ELMER TURNER**  
"SINCE 1898"

**Logan Turner**  
logan@jelmerturner.com  
214.250.4578

**Mike Turner**  
mike@jelmerturner.com  
214.502.8020

The information contained herein has been secured from sources deemed reliable. However, J. Elmer Turner, Realtors Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

LEMMON AVENUE

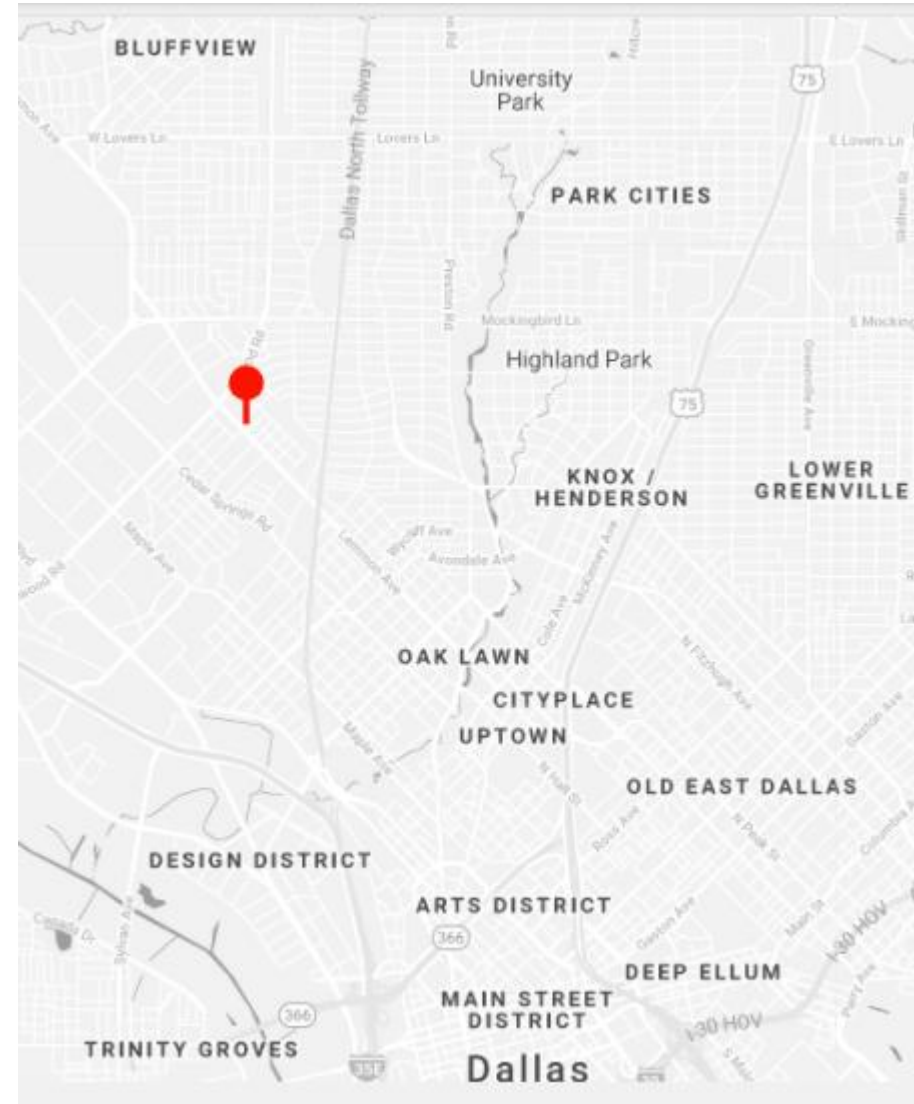
**LOCATION:** Located at Lemmon Ave & N Versailles Ave, 0.7 miles west of the Dallas North Tollway

**SIZE:** 1,400 sqft & 4,400 sqft

## INFORMATION:

- Lemmon Avenue is a large Dallas artery which connects numerous neighborhoods and highways
- Located in a busy trade area with excellent visibility and easy access
- Lemmon Ave traffic counts: 39,518 vpd

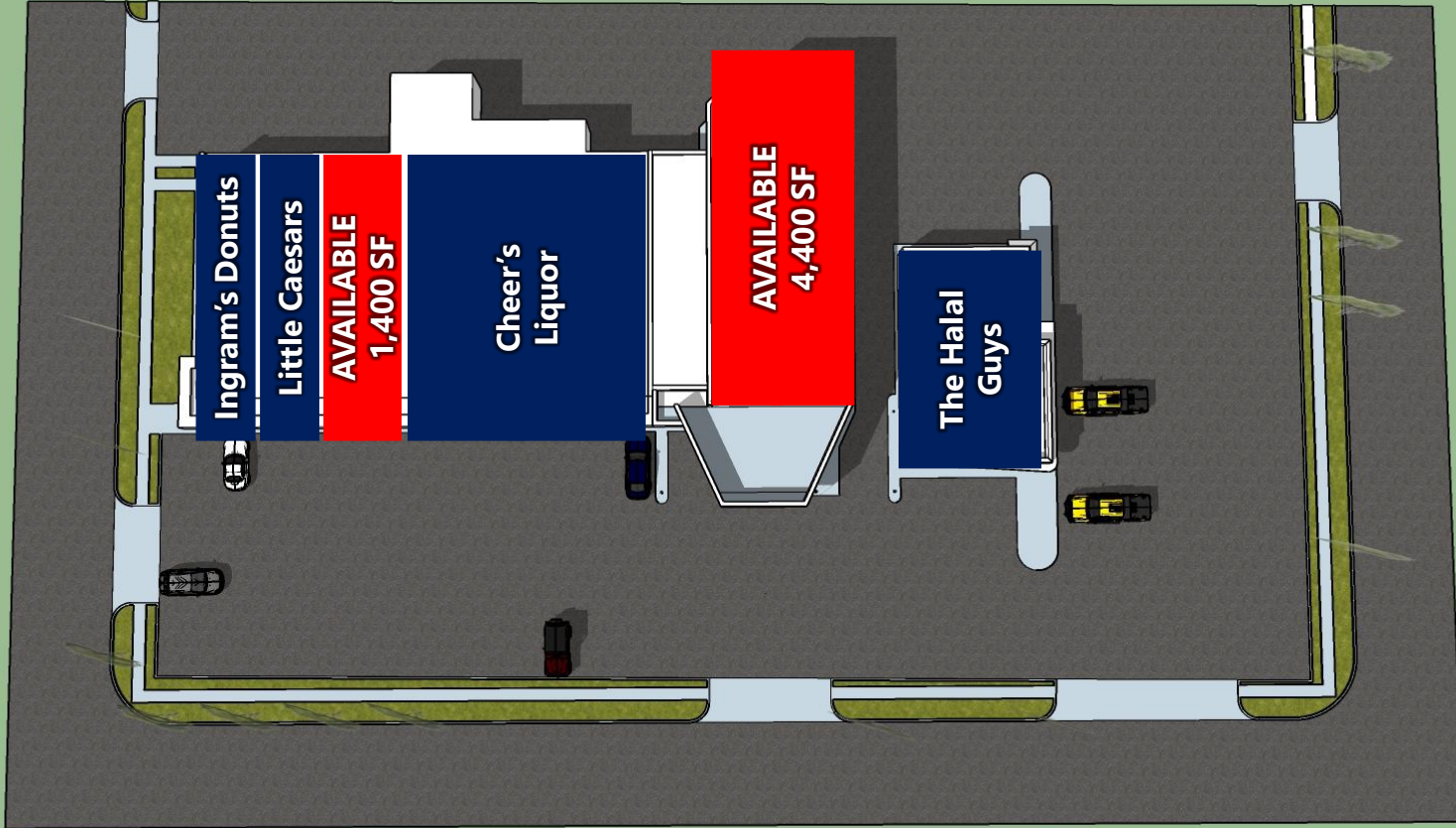
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	21,245	139,699	349,151
Average HH Income	\$107,868	\$149,198	\$127,786
Total Housing Units	13,055	77,176	176,808
Median Home Value	\$506,761	\$731,456	\$606,088



# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

# SITE PLAN



# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

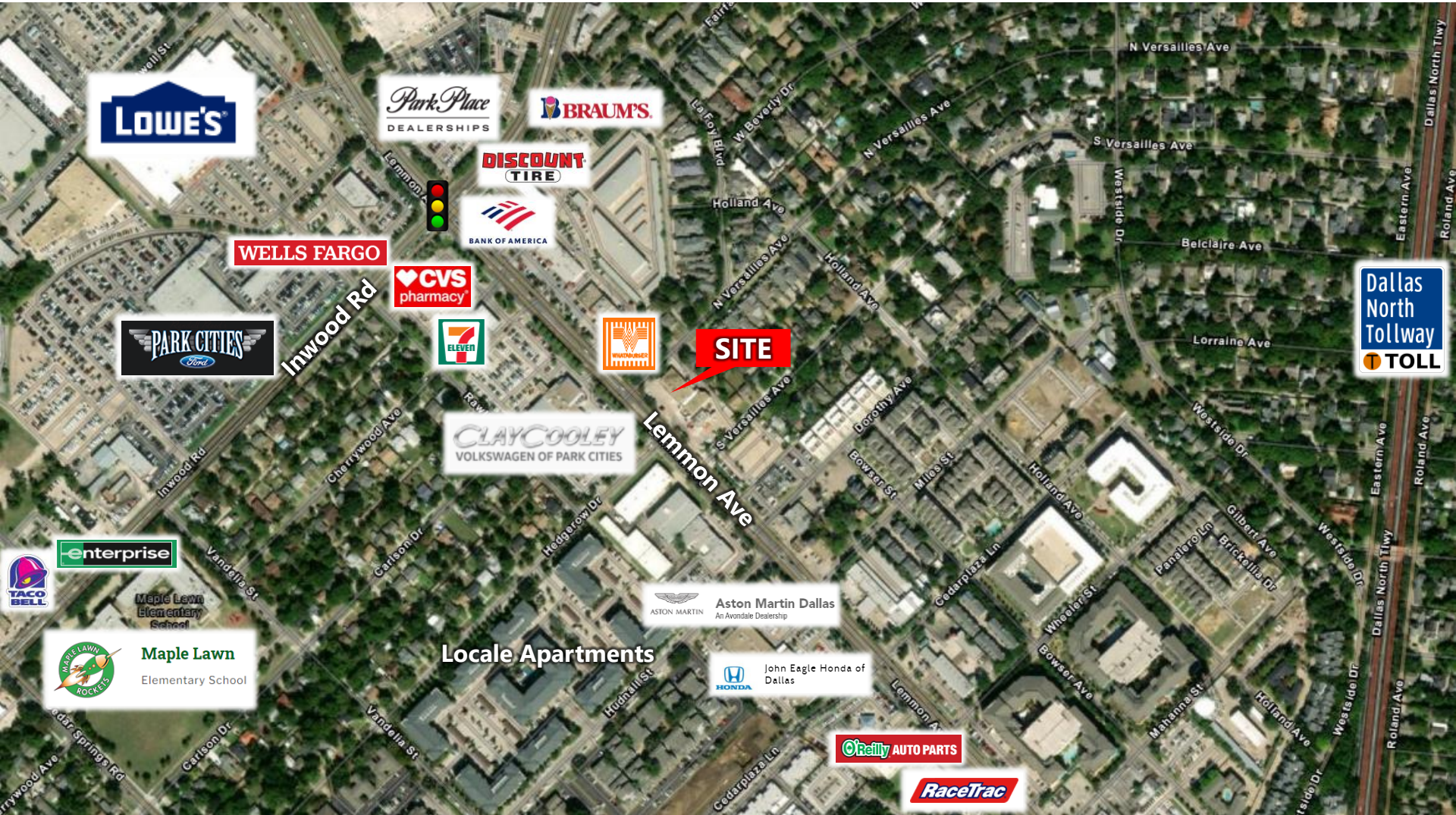
LEMMON AVENUE



# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

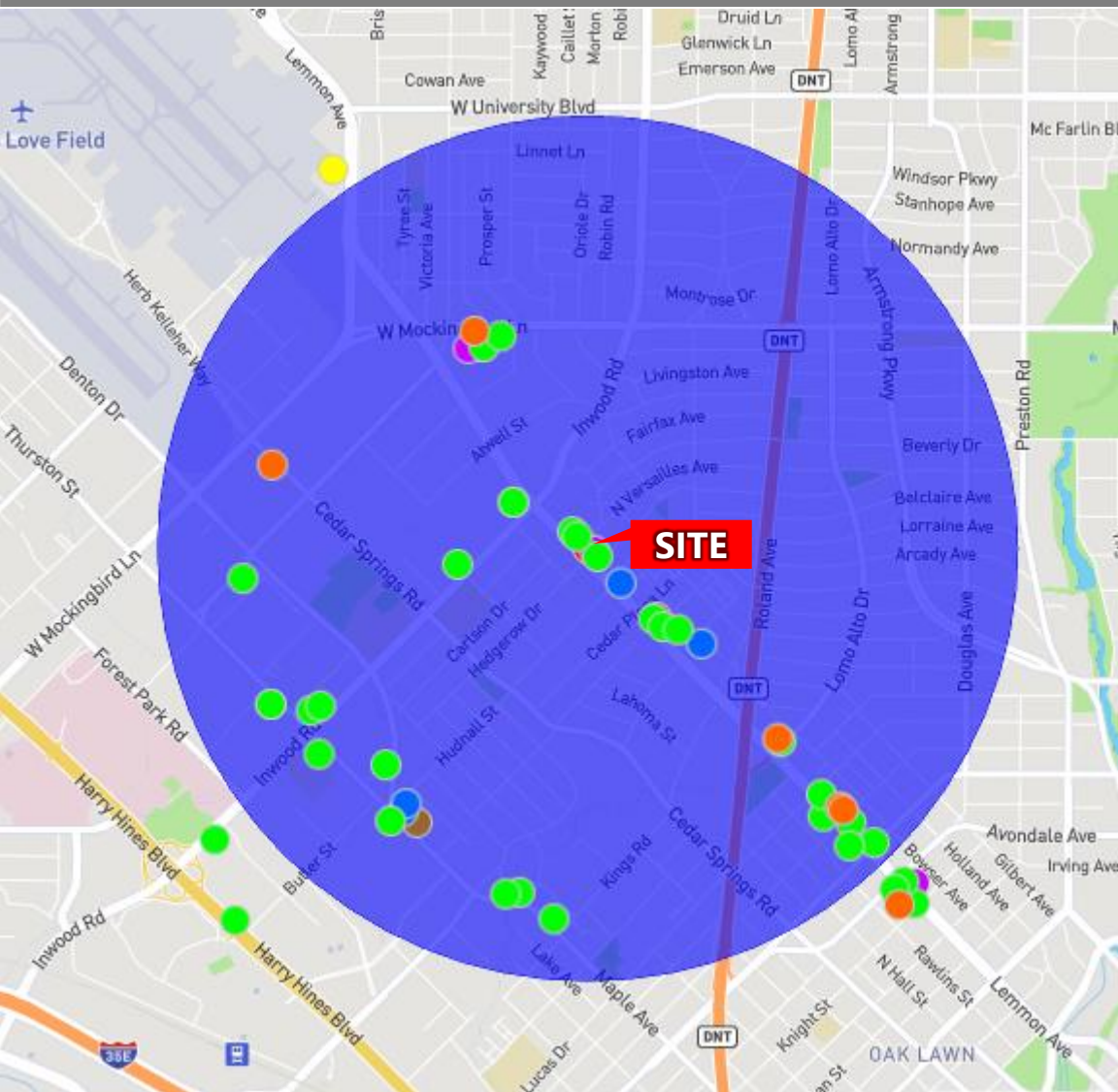
AERIAL



# RETAIL FOR LEASE

5460 Lemmon Ave, Dallas, TX 75209

# PROXIMITY



## ARTS & ENTERTAINMENT

1. Pinot's Palette
2. Frontiers Of Flight Museum

## BAKERIES

3. Daisy Cakes Dallas
4. El Rio Grande Latin Market

## BARS/LOUNGES

5. Ivy Tavern
6. Hidden Door
7. MD Tavern
8. The Tin Room

## HEALTH CLUBS/GYMS

9. Tread Fitness
10. LA Fitness
11. TITLE Boxing Club

## RESTAURANTS

12. Sabaidee Lao & Thai Street Food
13. Aloha Hawaiian Barbecue
14. Maple and Motor
15. The Halal Guys
16. El Tizoncito
17. Mia's Tex-Mex Restaurant
18. Ichiro Ramen Shop
19. Ming Place China Bistro
20. Avila's Mexican Restaurant
21. Social Pie
22. Nonna Restaurant
23. Tropical Smoothie Cafe

## SHOPPING

24. Maple Landing
25. Bob's Steak & Chop House
26. Mike Anderson's BBQ House
27. Big Al's Smokehouse BBQ
28. Poke' Bop
29. K Pop Ramen
30. Celestial Beerworks
31. Samad Cafe
32. Glorias Latin Cuisine
33. Uncle Julio's
34. Sonny Bryans Smokehouse - Harry Hines & Inwood
35. WaiWai Kitchen
36. Szechuan Chinese Restaurant
37. Ari District Thai Bistro
38. Taqueria La Paisanita
39. Tortas La Hechizera
40. Whataburger
41. LaVui
42. Fuzzy's Taco Shop
43. Snap Kitchen
44. Potbelly Sandwich Shop
45. Park Cities Petals
46. Doctor EyeCare
47. Genesis Benefit Thrift Store
48. Artisan Vapor & CBD Dallas
49. The Fitting Room
50. Blue Smoke of Dallas

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**CONTACT:**

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# INFORMATION ABOUT BROKERAGE SERVICES

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.

<b>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan F. Turner</b>	<b>681322</b>	<b>logan@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
ABS 1-0 11-2-2015