



## GTC - FORMER MIMI'S | 1449 W SH-114 #500, GRAPEVINE, TX 76051

### Features

This 2nd-generation freestanding restaurant features seating for 195 (plus patio for 18) and 119 parking spaces, plus shared parking. Includes built-in cooler/freezer, prep area and dry storage. Located in a corridor where restaurant sales exceed \$40M in a 3-mile radius.

### FOR LEASE

**TOTAL SF:** 6,600

**AVAILABLE SF:** 6,600

**CONTACT FOR MORE INFORMATION**

**NNN:** \$7.32 PER SF/YR EST.

### Traffic Counts

William D Tate Avenue	28,186 VPD
SH-114	105,144 VPD
SH-26 between SF-114 & William	20,684 VPD

### Demographics

YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population	3,684	54,436	121,745
Total Households	1,351	20,108	45,438
Average Household Income	\$72,485	\$129,834	\$147,746
5 Year Population Growth	13.1%	7.2%	8.2%

### Matt Luedtke

Vice President

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### Tony Barraco

Assistant Vice President

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### Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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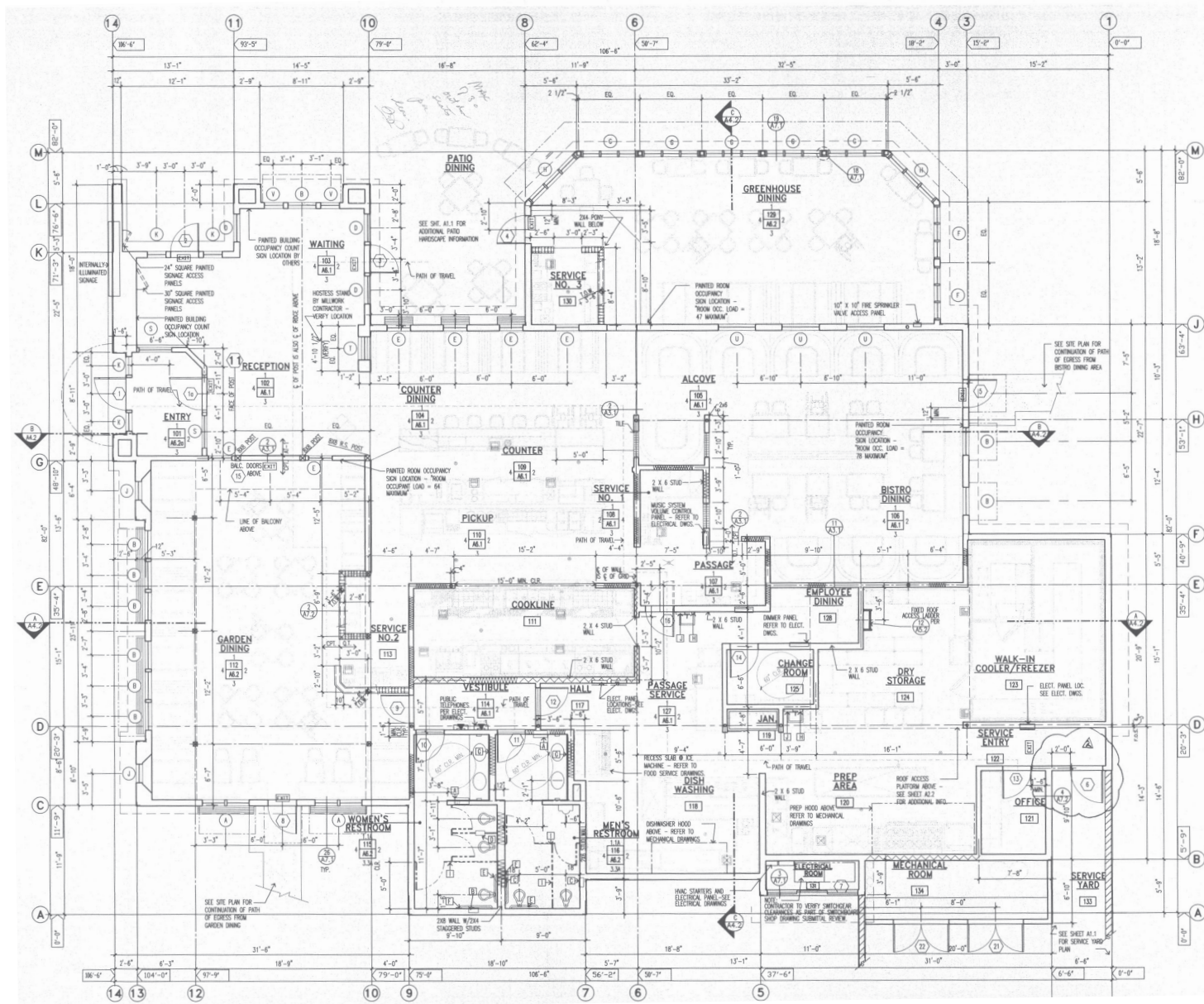
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# FLOOR PLAN

# GTC - Former Mimi's





# GRAPEVINE TOWNE CENTER - RESTAURANT

1217-1469 W SH 114 & 1270 WILLIAM D TATE AVE, GRAPEVINE, TX 76051



## Available Space

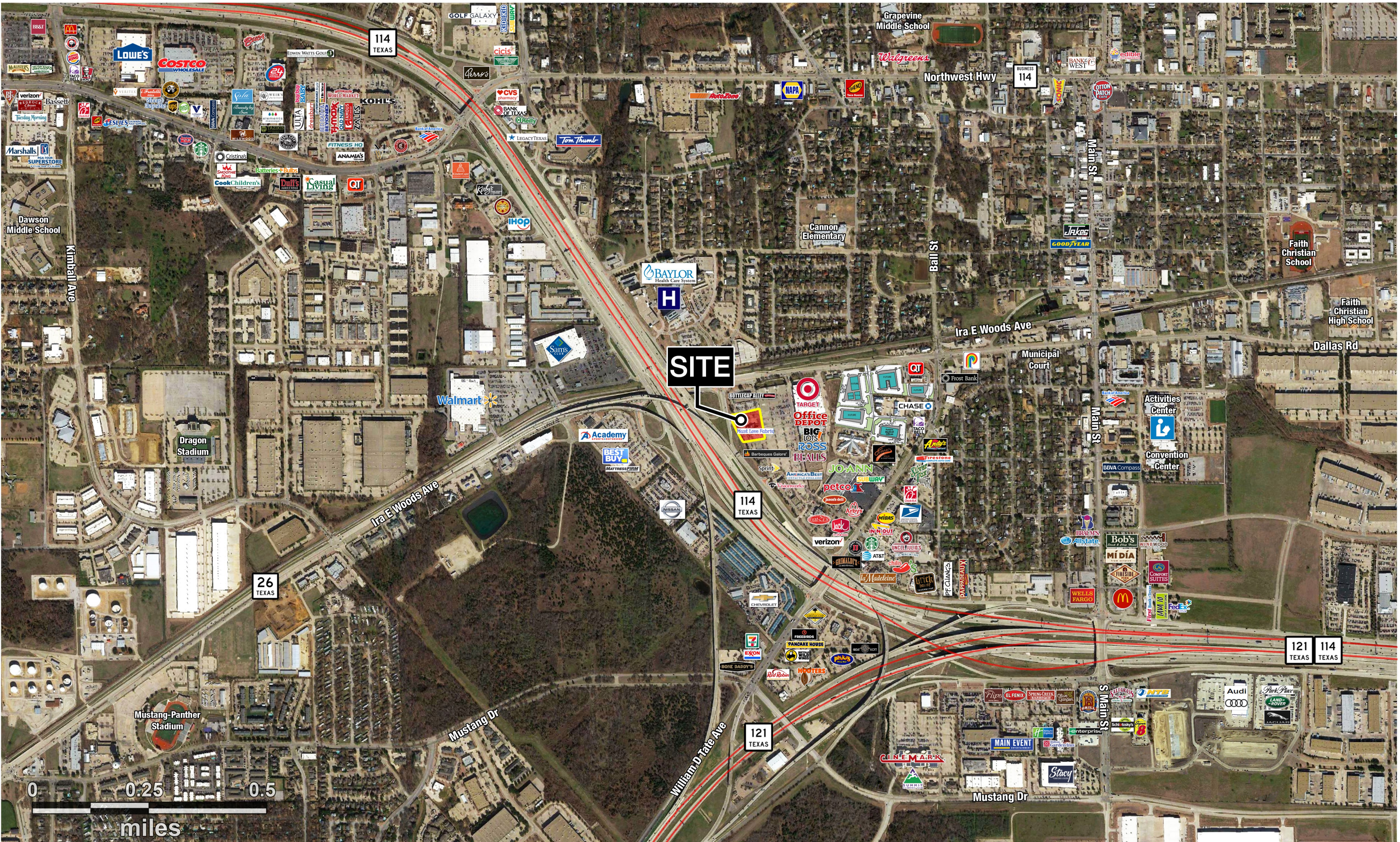
500	6,600 sf
120	8,100 sf
116	8,000 sf
100	19,089 sf
204	3,700 sf

## Current Tenants

502	Must Love Fabric	3,253 sf
598	Recept Pharmacy	2,159 sf
600	Weight Watchers	1,735 sf
602	Help Your Diabetes	2,110 sf
604	Rojas School of Music	2,720 sf
612	Haltom's Jewelers	3,443 sf
614	Bottlecap Alley Icehouse Grill	3,960 sf
618	Busy Body	3,848 sf
400	Coleman Bright Ideas	3,000 sf
412	Barbeques Galore	5,000 sf
300	Sprint	4,200 sf
312	Visionworks	3,800 sf
200	Kelly-Moore Paints	2,300 sf
112	Bealls	25,027 sf
118	S&H Flooring	4,340 sf
124	Ava Salon & Suites	6,319 sf
102	Office Depot	30,845 sf
104	Big Lots	30,390 sf
106	America's Best	4,610 sf
108	Ross	28,410 sf
300A	American Renal	7,000 sf
300	American Renal	1,994 sf
200	Merle Norman	1,124 sf
100	Jason's Deli	4,370 sf

Shopping Center addresses:  
 #1217, #1219, #1317, #1319, #1419,  
 #1449 and #1469 W State Highway 114  
 1270 William D Tate Ave







# 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 on 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 listening 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date



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Date