



 **VENTURE**

**MEDALLION CENTER** FOR LEASE

6464 NORTHWEST HWY  
DALLAS, TX

**MICHAEL GEISLER**  
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LOCATION

6464 NORTHWEST HWY

AVAILABLE SPACES

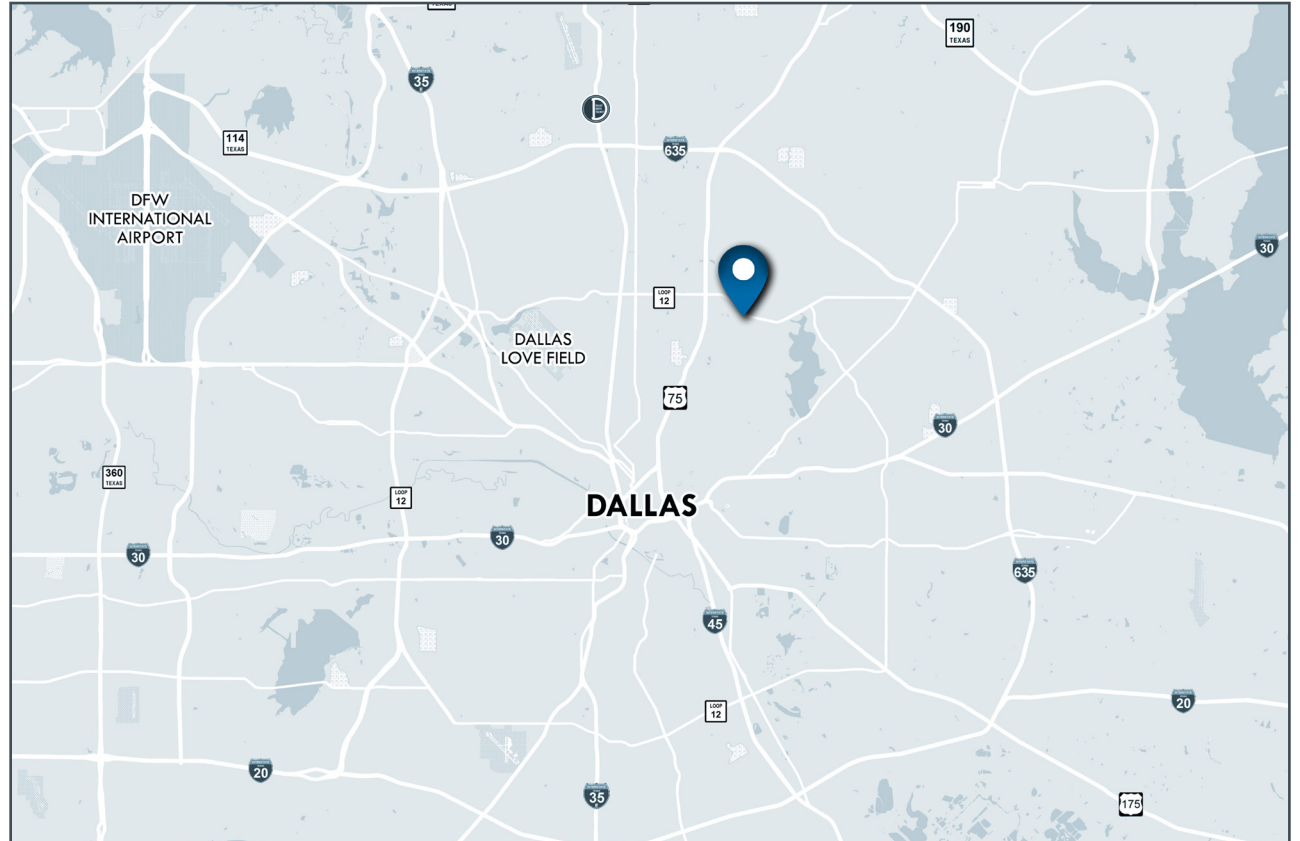
<b>SUITE 127</b> 2,236 SF	<b>SUITE 138</b> 13,654 SF
<b>SUITE 144</b> 6,402 SF (3,116 SF STORAGE SPACE OPTION)	<b>SUITE 160</b> 4,090 SF
<b>SUITE 335</b> 2,860 SF	<b>SUITE 339</b> 1,050 SF (CAN BE MADE AVAILABLE)
<b>SUITE 349</b> 1,390 SF	<b>SUITE 318</b> 2,288 SF (2ND GEN REST)
<b>SUITE 330</b> 2,073 SF	<b>SUITE 345</b> 1,834 SF

TRAFFIC COUNTS

<b>NORTHWEST HWY</b> 63,000 VPD	<b>SKILLMAN ST</b> 24,685 VPD
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PROPERTY HIGHLIGHTS

- ★ TARGET ANCHORED CENTER
- ★ REGIONAL SHOPPING CENTER WITH ACCESS TO NORTHWEST HWY
- ★ NNN \$5.46 PSF



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
<b>EST. POPULATION</b>	41,069	165,489	456,025
<b>EST. AVG. HH INCOME</b>	\$67,623	\$145,079	\$129,504
<b>EST. DAYTIME POPULATION</b>	9,933	76,722	252,692



UNIT	TENANTS	SF
<b>BUILDING ONE</b>		
125	Planet Fitness	25,000
127	Kohl's	63,925
138	VACANT	2,236
144	VACANT - CAN DEMISE	13,654
150	Scrubs & Beyond	6,402
160	VACANT	2,625
170	Famous Footwear	4,090
200	STORAGE SPACE (Can attach to Suite 144)	6,007
		<b>1<sup>st</sup> floor - 1,971</b>
		<b>2<sup>nd</sup> floor - 1,145</b>
<b>BUILDING TWO</b>		
212	Target	120,000
<b>BUILDING THREE</b>		
305	Party City	11,250
309	America's Best Contact & Eyeglasses	5,774
312	Bliss Nail Salon	3,075
314	Supercuts	1,070
316	Smallcakes	1,706
318	VACANT (2ND GEN RESTAURANT)	2,288
322	Subway	1,463
324	Smiley Dental	2,948
326	Unrefined Bakery	2,229
330	VACANT	2,073
331	Dr. Kobbish, Jr.	1,063
335	VACANT	2,860
339	LINDA'S KUT & KURLS (Can be made available)	1,050
341	Medallion Barbers	1,050
343	Christian Science Reading Room	1,345
345	VACANT	1,834
347	RDA Promart	1,392
349	VACANT	1,390
<b>BUILDING FOUR</b>		
400	CVS	12,900
<b>BUILDING FIVE</b>		
510	Applebee's	6,700
514	Mattress Firm	5,543
<b>BUILDING SIX</b>		
601	Ingram's Donuts	1,400
602	Medallion Animal Clinic	1,400
<b>BUILDING SEVEN</b>		
701	7 Eleven	2,997
<b>GROSS LEASABLE AREA</b>		<b>224,014</b>
<b>PARKING TABULATIONS</b>		
TOTAL PARKING PROVIDED		







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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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