

FOR LEASE

Prime Hard-Corner 2nd Gen Salon

4702 W. Lovers Lane | Dallas, TX 75209



1,540 SF
Available

Contact Broker
Lease Rate

DESCRIPTION

Prime, hard-corner position now available on the booming W Lovers Lane retail corridor. This opportunity is a 2nd generation hair salon featuring some private rooms but a mostly open floorplan.

- Hard-corner position
- Strong visibility from Lovers Lane
- Ample parking
- 2nd generation
- 1,540 SF

DEMOGRAPHICS

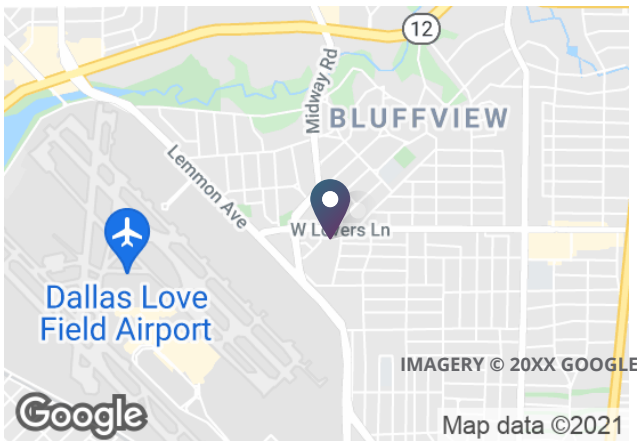
	1 Mile	3 Miles	5 Miles
Population	12,040	150,568	404,206
Avg. HH Income	\$153,436	\$141,197	\$124,280
Households	5,068	58,047	176,795
Daytime Population	12,695	178,067	551,568

Year: 2020 | Source: Esri

TRAFFIC COUNTS

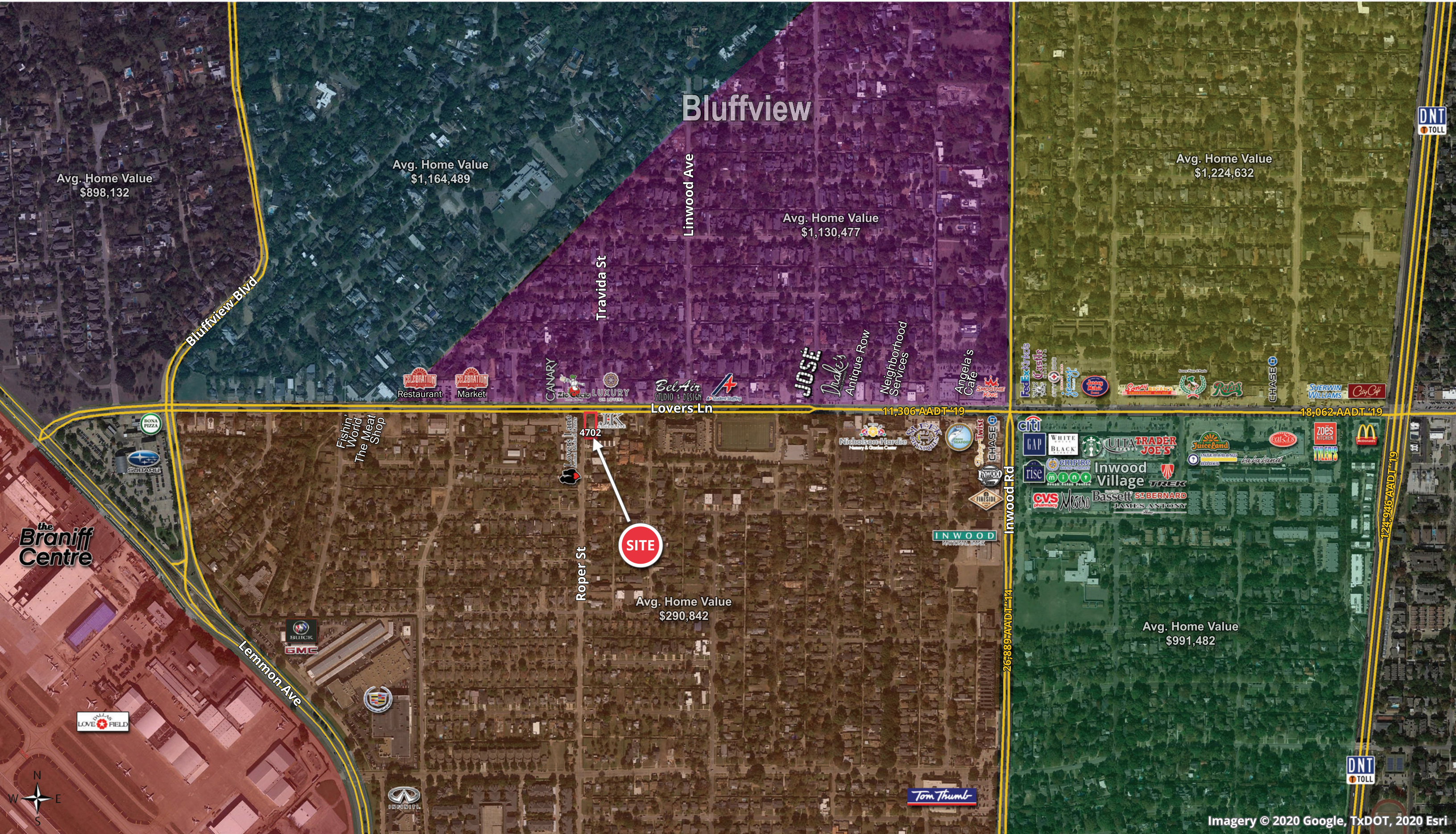
Lemmon Avenue	25,389 VPD
W. Lovers Lane	6,698 VPD

Year: 2019 | Source: TxDOT



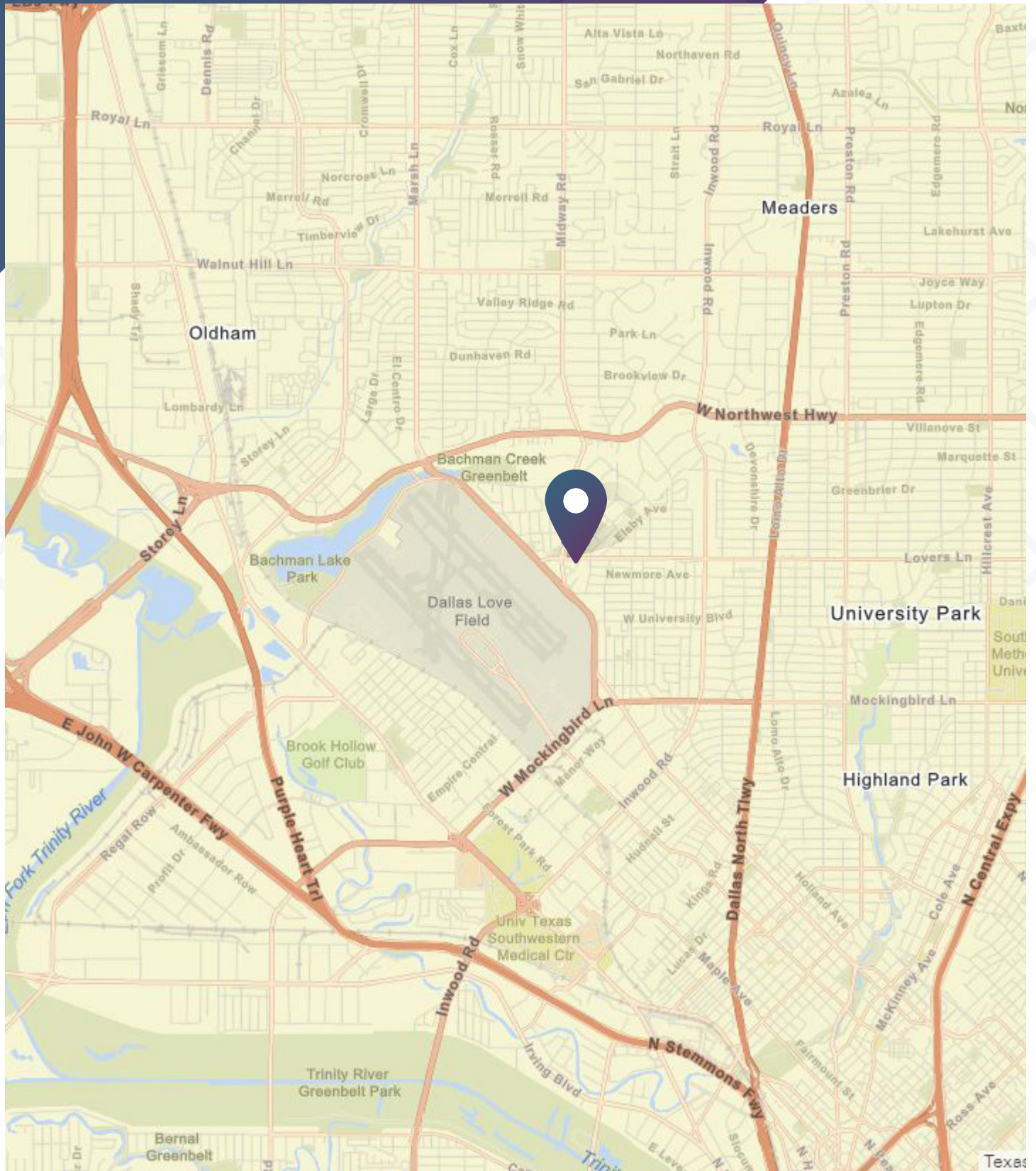
CONTACT

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Population			
2020 Population	12,040	150,568	404,206
2000 Population	9,810	136,987	340,779
2010 Population	10,265	125,733	323,041
2025 Population	12,847	161,747	439,121
2000-2010 Annual Rate	0.45%	-0.85%	-0.53%
2010-2020 Population: Annual Growth Rate	1.57%	1.77%	2.21%
2020-2025 Population: Annual Growth Rate	1.31%	1.44%	1.67%
2020 Median Age	39.8	34.7	34.5
Households			
2000 Households	4,284	49,911	140,733
2010 Households	4,438	48,503	139,983
2020 Total Households	5,068	58,047	176,795
2025 Total Households	5,352	62,237	191,965
2000-2010 Annual Rate	0.35%	-0.29%	-0.05%
2010-2020 Households: Annual Growth Rate	1.30%	1.77%	2.30%
2020-2025 Households: Annual Growth Rate	1.10%	1.40%	1.66%
2020 Average Household Size	2.36	2.54	2.24
Housing Units			
2020 Total Housing Units	5,467	64,827	198,604
2020 Owner Occupied Housing Units	3,247	26,637	63,897
2020 Renter Occupied Housing Units	1,821	31,410	112,898
2020 Vacant Housing Units	399	6,780	21,809
Race and Ethnicity			
2020 White Alone	62.3%	68.2%	65.5%
2020 Black Alone	21.1%	6.1%	10.0%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2020 Asian Alone	3.2%	4.8%	5.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	24.2%	43.0%	38.4%
Income			
2020 Median Household Income	\$95,135	\$76,117	\$73,638
2020 Average Household Income	\$153,436	\$141,197	\$124,280
2020 Per Capita Income	\$64,262	\$54,844	\$54,006
2020 Population 25+ by Educational Attainment			
Total	8,394	97,689	276,571
High School Graduate	11.8%	11.2%	10.8%
GED/Alternative Credential	0.3%	1.7%	1.8%
Some College, No Degree	18.5%	11.8%	12.9%
Associate Degree	2.7%	2.9%	3.4%
Bachelor's Degree	32.2%	31.1%	32.9%
Graduate/Professional Degree	24.7%	23.0%	23.2%
Data for all businesses in area			
Total Businesses:	574	7,078	28,717
Total Employees:	5,050	86,766	359,597
Total Residential Population:	12,040	150,568	404,206
Employee/Residential Population Ratio:	0:1	1:1	1:1
2020 Total Daytime Population	12,695	178,067	551,568
Workers	6,975	103,241	367,412
Residents	5,720	74,826	184,156



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.

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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