

FOR LEASE

# Retail Space Available

4235 W. Lovers Lane | Dallas, TX 75209

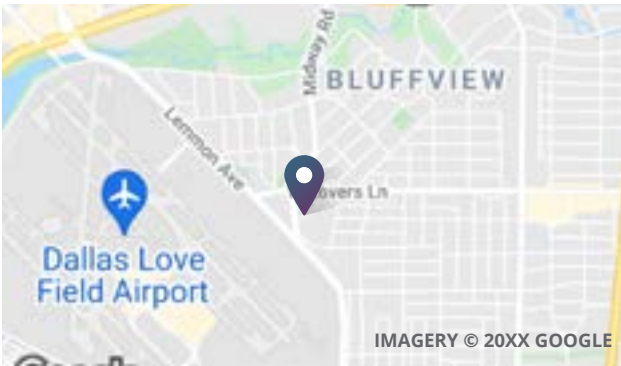


1,433 SF  
Available

Contact Broker  
Lease Rate

## DESCRIPTION

- High profile freestanding store front or office on the bustling West Lovers Lane corridor
- 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	10,218	137,539	380,178
Avg. HH Income	\$133,973	\$135,077	\$126,176
Households	4,137	53,071	165,718
Daytime Population	11,824	166,559	526,274

Year: 2020 | Source: Esri

## CONTACT

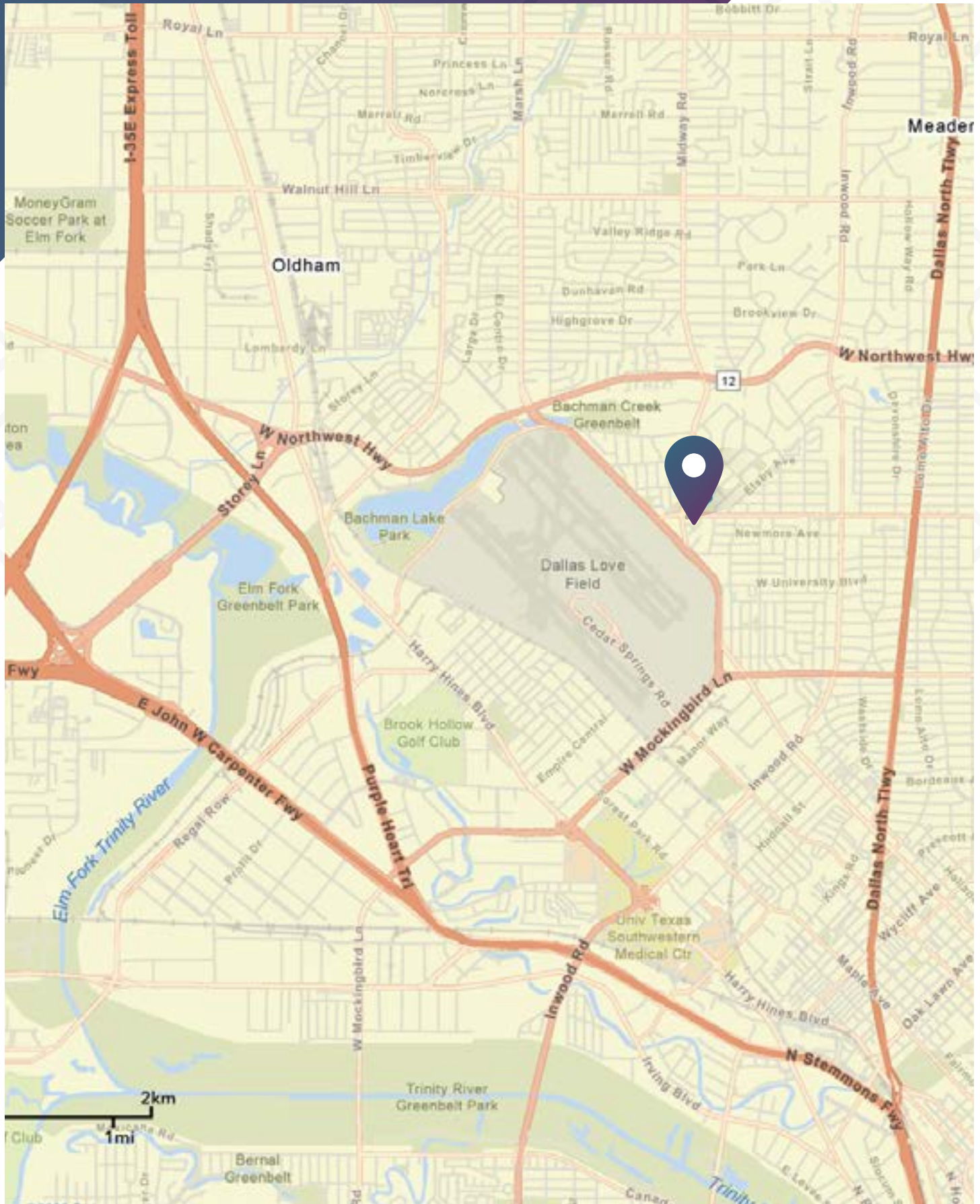
**Daniel Poku**  
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## TRAFFIC COUNTS

Lemmon Avenue 25,389 VPD  
 W. Lovers Lane 6,698 VPD  
 Year: 2019 | Source: TxDOT

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<b>Population</b>			
2020 Population	10,218	137,539	380,178
2000 Population	7,962	126,724	319,642
2010 Population	8,923	115,601	304,195
2025 Population	11,044	147,423	413,310
2000-2010 Annual Rate	1.15%	-0.91%	-0.49%
2010-2020 Population: Annual Growth Rate	1.33%	1.71%	2.20%
2020-2025 Population: Annual Growth Rate	1.57%	1.40%	1.69%
2020 Median Age	38.6	34.7	34.5
<b>Households</b>			
2000 Households	3,309	46,179	130,697
2010 Households	3,721	44,773	131,018
2020 Total Households	4,137	53,071	165,718
2025 Total Households	4,421	56,655	180,027
2000-2010 Annual Rate	1.18%	-0.31%	0.02%
2010-2020 Households: Annual Growth Rate	1.04%	1.67%	2.32%
2020-2025 Households: Annual Growth Rate	1.34%	1.32%	1.67%
2020 Average Household Size	2.45	2.57	2.25
<b>Housing Units</b>			
2020 Total Housing Units	4,698	58,949	185,581
2020 Owner Occupied Housing Units	2,464	24,069	60,991
2020 Renter Occupied Housing Units	1,673	29,002	104,721
2020 Vacant Housing Units	561	5,878	19,870
<b>Race and Ethnicity</b>			
2020 White Alone	56.3%	66.2%	66.0%
2020 Black Alone	21.9%	6.7%	9.6%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2020 Asian Alone	3.2%	4.7%	5.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	35.2%	46.6%	38.5%
<b>Income</b>			
2020 Median Household Income	\$77,677	\$71,980	\$75,154
2020 Average Household Income	\$133,973	\$135,077	\$126,176
2020 Per Capita Income	\$53,303	\$52,012	\$54,647
<b>2020 Population 25+ by Educational Attainment</b>			
Total	7,039	89,910	260,031
High School Graduate	15.3%	12.3%	10.6%
GED/Alternative Credential	0.3%	1.8%	1.7%
Some College, No Degree	19.4%	12.2%	12.6%
Associate Degree	3.9%	2.9%	3.3%
Bachelor's Degree	26.6%	29.0%	33.2%
Graduate/Professional Degree	20.4%	21.3%	23.6%
<b>Data for all businesses in area</b>			
Total Businesses:	555	7,302	28,071
Total Employees:	9,313	89,313	351,541
Total Residential Population:	10,218	137,539	380,178
Employee/Residential Population Ratio:	1:1	1:1	1:1
2020 Total Daytime Population	11,824	166,559	526,274
Workers	6,920	97,503	353,591
Residents	4,904	69,056	172,683



# 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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<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date