

# NORTHLAKE SHOPPING CENTER

DALLAS, TX | NEC NORTHWEST HIGHWAY AND FERNDALE | EASTON ROAD



- Northlake Shopping Center is located in a highly dense and increasingly affluent neighborhood
- Well leased center with legacy tenants
- Center has great visibility and access from Northwest Highway and Ferndale Road | Easton Road
- Close proximity to White Rock Lake and the Dallas Arboretum

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	14,114	131,498	428,953
2023 Total Households	5,649	55,633	173,532
2023 Daytime Population	10,429	125,900	445,438
2023 Average HH Income	\$159,207	\$106,236	\$110,388

## TRAFFIC COUNTS:

NW Highway: 29,422 VPD  
Ferndale Road: 6,579 VPD

## AVAILABILITY:

10,000 SF [FORMER TUESDAY MORNING]  
6,660 SF [FORMER EBBY HALLIDAY]  
4,000 SF [FORMER CHASE BANK]  
1,799 SF [FORMER DOCTOR OFFICE]  
1,052 SF [FORMER EDWARD JONES]

## EXPENSES:

CAM: \$1.44  
RE TAX: \$3.11  
INS: \$0.49  
**TOTAL: \$5.04**

## LEASE RATES:

PLEASE CALL FOR DETAILS

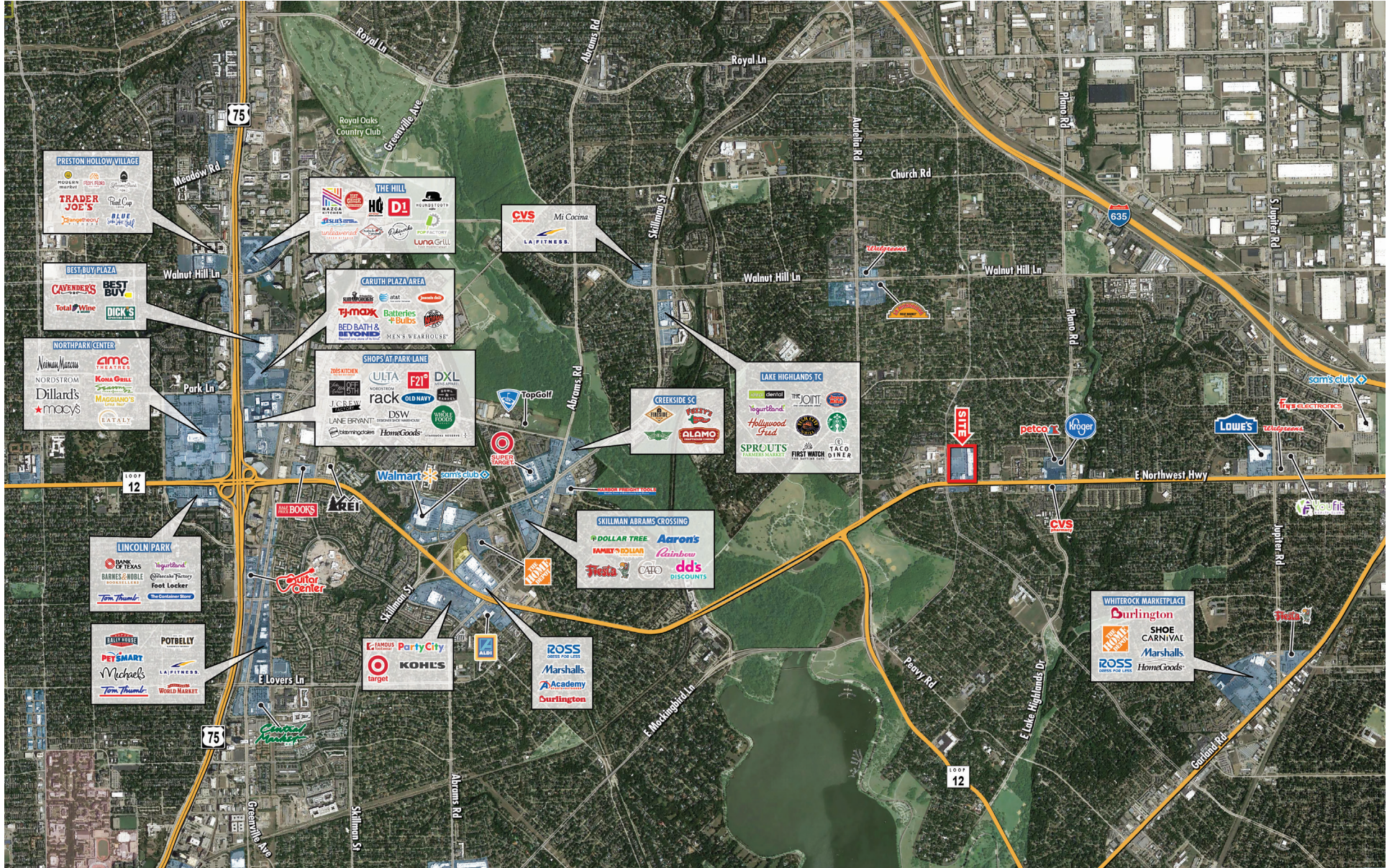
## AREA RETAILERS:





# NORTHLAKE SHOPPING CENTER

DALLAS, TX | NEC NORTHWEST HIGHWAY AND FERDALE | EASTON ROAD





# NORTHLAKE SHOPPING CENTER

DALLAS, TX | NEC NORTHWEST HIGHWAY AND FERNDALE | EASTON ROAD



Suite	Tenant	SF
300	Available [Former Chase Bank]	4,000
400	US Postal Office	6,737
401	White Rock Soap Gallery	1,880
404	Resell It	1,913
406	Available [Former Tuesday Morning]	10,000
408	Dollar Tree	11,875
409	Rooster Home & Hardware	14,971
410	Vista Rehab	3,448
412	Armstrong McCall	2,800
420	Dutch Art Gallery	6,820
424	L Streets Salon	1,710
426	Elmer's Jewelry	1,225
428	Available [Former Edward Jones]	1,052
430	Nature's Plate	3,446
432	Nature's Plate	1,857
434 & 435	JJ's Cafe	5,636
436	Behavioral Innovations	4,080
438	Available [Former Ebby Halliday]	6,660
500 & 504	Tony's Pizza & Pasta	2,772
502	Subway	1,000
506	Northlake Health Food Store	1,460
508	Available [Former Doctor Office]	1,799
510	Texas Family Dental	2,638
516	Wilcox Insurance	3,236
<b>Total</b>		<b>103,879</b>

# 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date