

RESTAURANT SPACE AVAILABLE | 3404 ROSS AVE. DALLAS, TX



AVAILABILITY:
2,400 SF

NNN: \$10.00 PSF

LEASE RATES:
PLEASE CALL FOR RATES

- Located just 3 blocks from The Arts District, Baylor Medical Center [1,025 beds and over 6,100 employees], and Downtown Dallas with easy access and frontage along the very desirable Ross Avenue.
- Close proximity to over 1,000 new Class-A apartment units.
- Great parking field.
- Perfect for retail, medical | dental, or office use in this very dense, high-income neighborhood.
- Pylon sign available.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2020 Population	32,671	197,387	389,852
2020 Daytime Population	92,680	356,209	623,935
2020 Total Households	18,562	97,975	173,713
2020 Average HH Income	\$114,535	\$124,109	\$122,920

TRAFFIC COUNTS:
Ross Avenue: 20,719 VPD
US 75: 215,739 VPD

AREA RETAILERS:

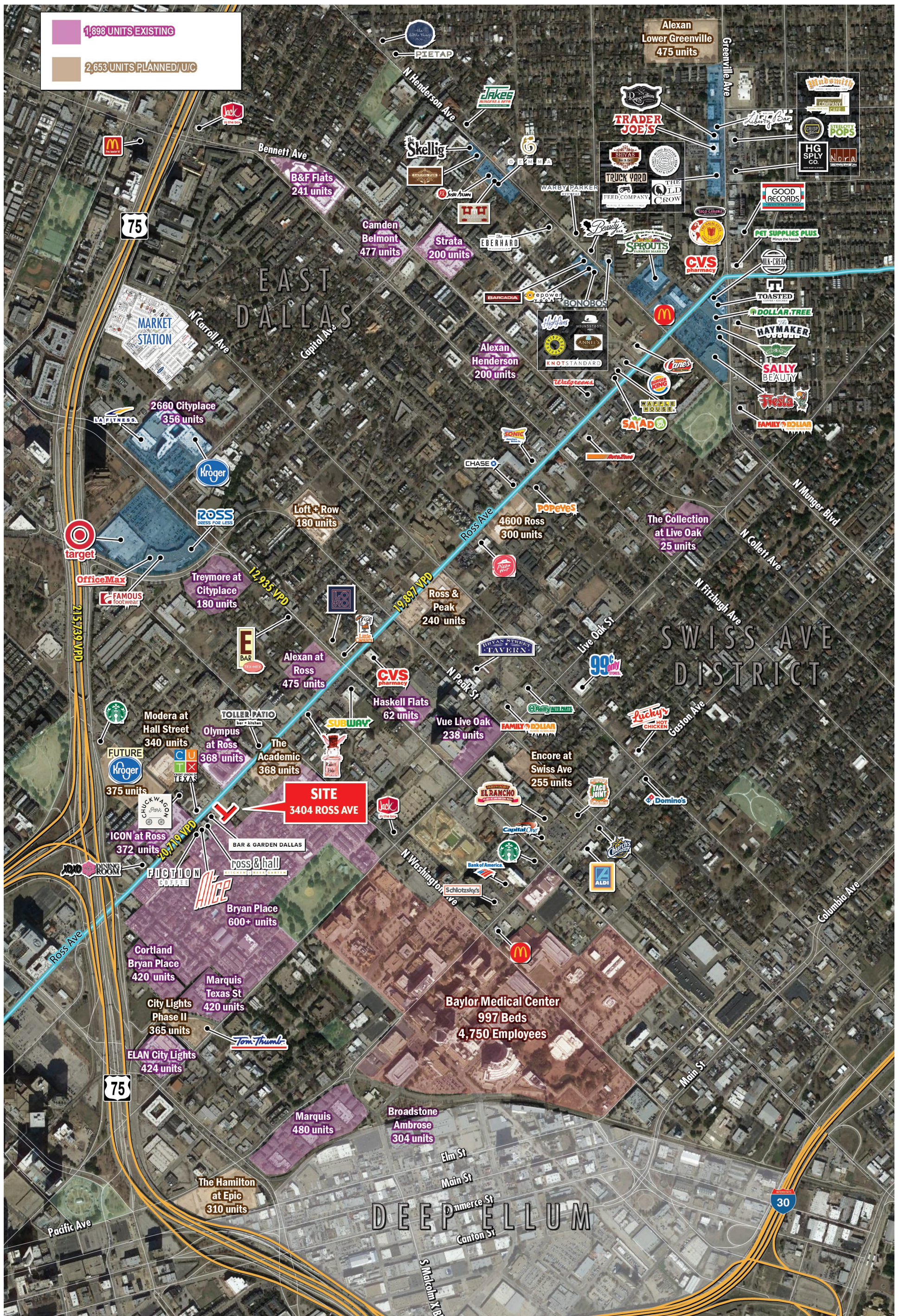


FOR MORE INFORMATION, PLEASE CONTACT:

SARAH LAMB
214.276.5273
slamb@theretailconnection.net

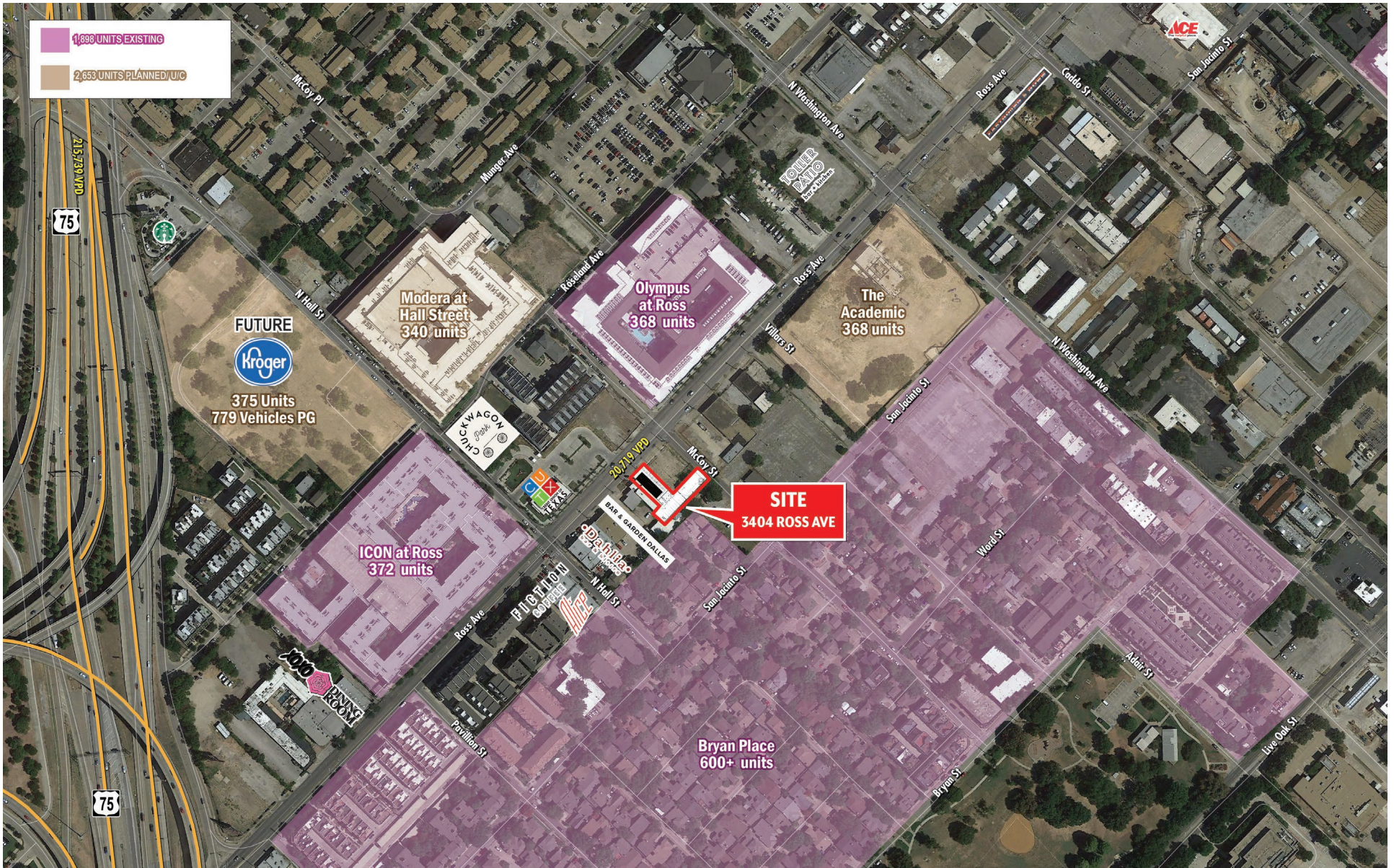
RESTAURANT SPACE AVAILABLE | 3404 ROSS AVE.

DALLAS, TX | TRADE AREA AERIAL



RESTAURANT SPACE AVAILABLE | 3404 ROSS AVE.

DALLAS, TX | ZOOM AERIAL



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DALLAS, TX | FLOOR PLAN

DELTA CREDIT CALCULATION
 BLDG AREA 10,162 SF
 PREVIOUS USE - MFG.
 PARKING RATIO 1:500
 DELTA CREDITS - 20 SPACES

REVISED BUILDING AREA - 3,300 SF
 REVISED DELTA CREDITS 6 SPACES

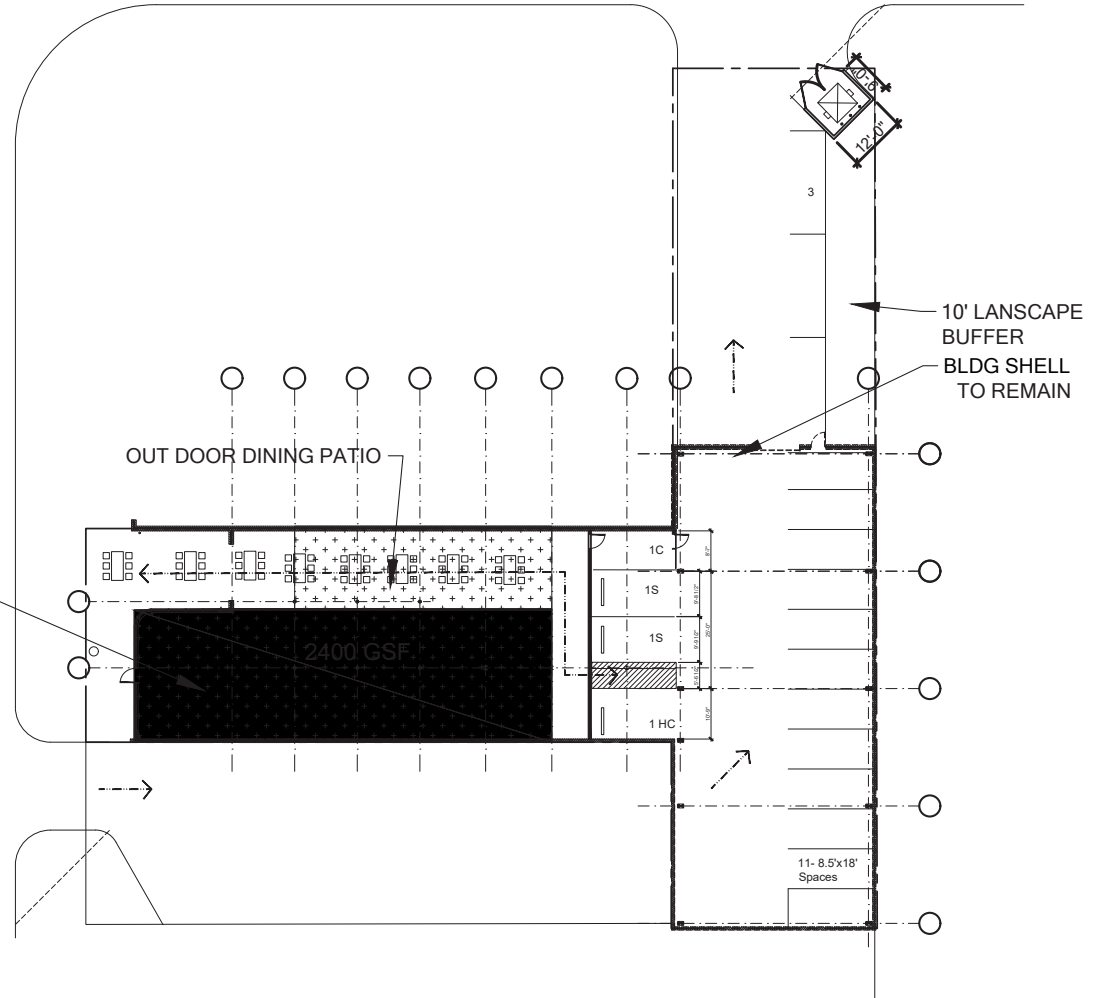
2400 SF RESTURANT
 W/O ADJOINING SITE

ON SITE PARKING - 18 SPACES
 DELTA CREDITS 3404 - 6 SPACES
 TOTAL SPACES - 24 SPACES



ROSS AVENUE

McCOY STREET



FLOOR PLAN
 SCALE 1/16" = 1'-0'

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