

CENTER SIZE: 6,328 SF

AVAILABILITY: 3,228 SF

FOR LEASE:

PLEASE CALL FOR RATES

AREA RETAILERS:

S 🗶 K H U U

























DEMOGRAPHICS:

2023 Population 2023 Daytime Population 2023 Total Households 2023 Average HH Income

1 MILE 3 MILE 5 MILE 32,875

27.961

17,600

199,330 400,345 329.844 600.196 105,858 192,189 \$100,041 \$136,911 \$128,079

TRAFFIC COUNTS:

US 75 North: 230,559 VPD US 75 South: 180,381 VPD I-30: 175,684 VPD



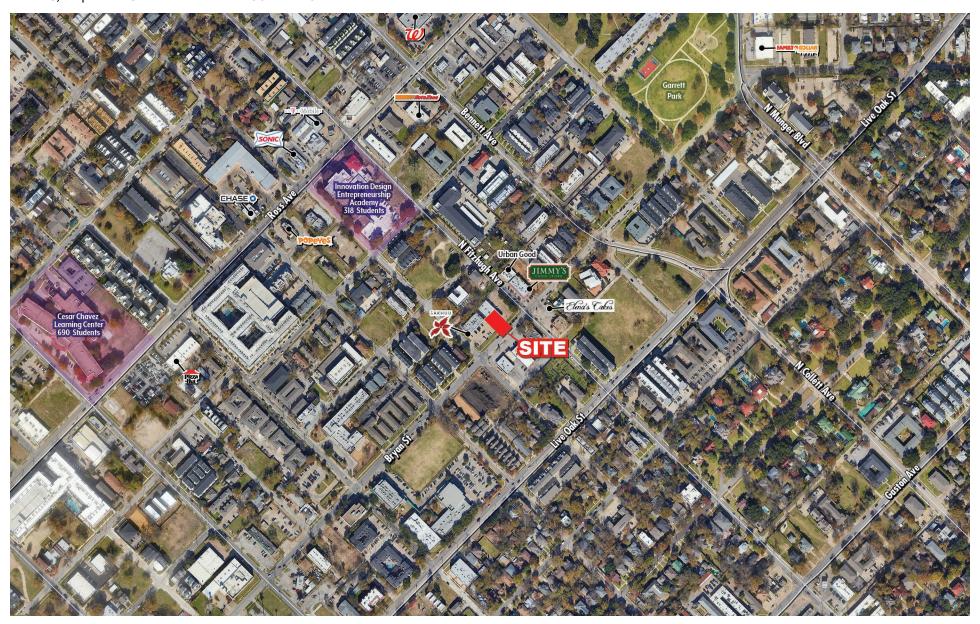




MICHAEL SWEET 214.572.8459 msweet@theretailconnection.net **JAKE BURNS** 214.572.8425 iburns@theretailconnection.net









FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL SWEET 214.572.8459 msweet@theretailconnection.net **JAKE BURNS** 214.572.8425 jburns@theretailconnection.net

Dynamic Location | defined by history, charm and living at the beat of its own rhythm, Old East Dallas is one-of-a-kind. These funky streets hold historic homes, dive bars, outstanding gastronomy and farm-to-table food.



4901 Bryan Street

Dallas' true authentic Italian food and wine store. Voted best "Italian Sub" and "Muffuletta" by the Dallas Observer.



4223 Bryan Street Dallas' most romantic restaurant.



601 N. Haskell Avenue

Petra and the Beast flows with the natural seasons to bring unique, pleasant and hearty reflections from far, forage, fermantation and fire to the table. We proudly source from our local farmers, focusing on sustainability.



4315 Bryan Street

Bryan Street Tavern has one of Dallas' best known patios with exceptional pizza, beers on tap and a giant projector, making it a one-of-a-kind sports bar.



1410 N. Fitzhugh Avenue

Urbano Cafe is a cozy American | Italian bistro to enjoy delicious food, live entertainment, wine pairing dinners, wine tastings and pop-ups by local vendors.



4505 Gaston Avenue

Funky, retro-style specializing in spicy fried chicken sandwiches and finger foods.



FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL SWEET 214.572.8459 msweet@theretailconnection.net **JAKE BURNS** 214.572.8425 jburns@theretailconnection.net





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
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buve		Date	