

FITZHUGH AVENUE RETAIL — FOR LEASE

DALLAS, TX | NWC FITZHUGH AND BELMONT | 2508 AND 2514 N. FITZHUGH AVENUE



- Positioned in the highly sought-after Knox | Henderson area
- Facade redevelopment coming late 2026
- Dense and highly walkable; 15,000 residential units within a 5 minute walk!

AVAILABILITY: 2,019 SF

LEASE RATES:
PLEASE CALL FOR DETAILS

AREA RETAILERS:



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	36,437	215,665	401,221
2025 Total Households	22,262	117,138	197,944
2025 Daytime Population	34,361	349,150	625,920
2025 Average HH Income	\$153,417	\$167,865	\$155,379
2025 Median HH Income	\$103,469	\$102,471	\$89,863

TRAFFIC COUNTS:

US-75: 243,450 VPD
N. Fitzhugh Ave.: 10,660 VPD



FOR MORE INFORMATION,
PLEASE CONTACT:

PAUL COOKE III
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtianan@theretailconnection.net

JAKE BURNS
214.572.8425
jburns@theretailconnection.net

FITZHUGH AVENUE RETAIL — FOR LEASE

DALLAS, TX | NWC FITZHUGH AND BELMONT | 2508 AND 2514 N. FITZHUGH AVENUE



THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

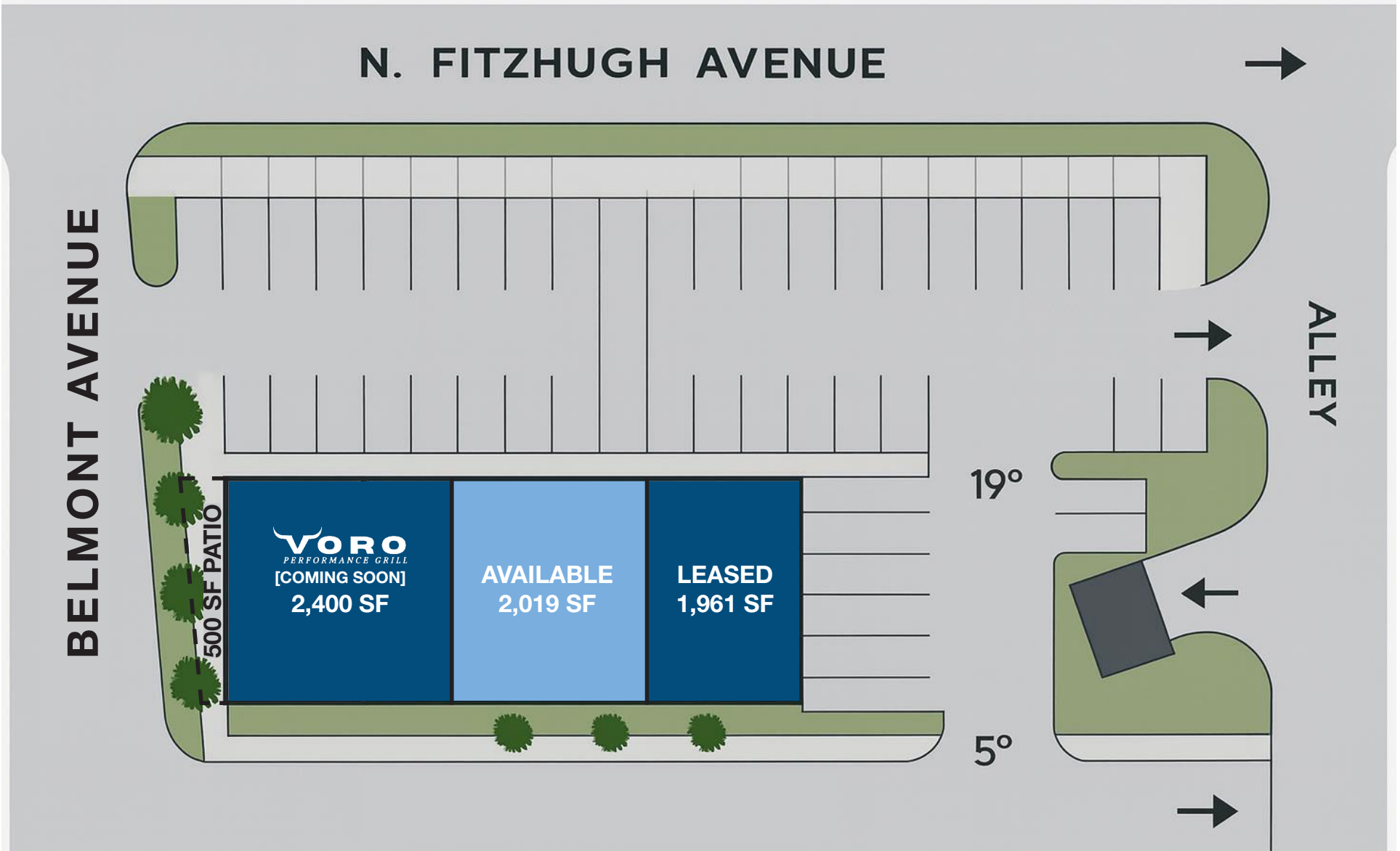
PAUL COOKE III
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtianan@theretailconnection.net

JAKE BURNS
214.572.8425
jburns@theretailconnection.net

FITZHUGH AVENUE RETAIL — FOR LEASE

DALLAS, TX | NWC FITZHUGH AND BELMONT | 2508 AND 2514 N. FITZHUGH AVENUE



THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

PAUL COOKE III
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

JAKE BURNS
214.572.8425
jburns@theretailconnection.net

FITZHUGH AVENUE RETAIL — FOR LEASE

DALLAS, TX | NWC FITZHUGH AND BELMONT | 2508 AND 2514 N. FITZHUGH AVENUE

NEIGHBORHOOD RESTAURANTS, BARS AND CAFES



THE OLD MONK

The Old Monk has been a Henderson Avenue staple for over 20 years. Traditional Irish pub that serves beer, cocktails, whiskey, and a full menu.



HUNGRY BELLY

A laid-back local spot serving up hearty comfort food and casual bites. Perfect for a quick lunch or relaxed dinner with friends.



MAYER'S GARDEN

Neighborhood hangout where you can enjoy good food and drinks while you're at it. The perfect spot to catch a game and catch up with friends.



THE SKELLIG

An Irish pub on North Henderson Avenue, is the product of the owners of Blackfriar Pub, The Idle Rich Pub, and The Old Monk.



LOCAL PUBLIC EATERY

Local Public Eatery is your neighborhood gathering spot where quality people meet quality food, drinks, and hospitality.



SPIDER MURPHY'S

Neighborhood pub with a full menu, beer, and cocktail selections on Henderson Avenue.



JOE LEO

Located in the M Streets neighborhood in the heart of Dallas, Joe Leo is an essential destination for hot fajitas and ice cold 'rita's.



LA LA LAND KIND CAFE

La La is a place where you walk in and feel a true sense of joy for life. A place where you are loved for who you are. A place that brings together all human beings.



LDU COFFEE

LDU is a cheeky Australian take on the classic Italian neighborhood espresso bar. Buzzing with energy and speed but balanced by customer service.



HENDY'S ON HENDERSON

Hendy's is a vintage-inspired social club and bar on Knox Henderson in Dallas, blending the charm of a classic sports lounge with a lively, upscale atmosphere.

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