

EAST FITZHUGH AVENUE

Walkable retail for lease

KNOX / HENDERSON | DALLAS, TX

THE retail CONNECTION

2508 N. FITZHUGH AVENUE

Dallas, Texas 75204

Availability: 1,860 SF

Lease Rates:
Please Call For Details

- 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!

TRAFFIC COUNTS:
US-75: 243,450 VPD
N. Fitzhugh Avenue: 10,660 VPD

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

AREA RETAILERS:

VORO PERFORMANCE GRILL [COMING SOON]

F45 TRAINING

LDU COFFEE

JOE LEO Fine Tex Mex

DaLat

Zalat pizza

MARGARITAS COMIDA MEXICANA

ZAAP LAO & THAI STREET EATS

CVS pharmacy

lalaland



2026 redevelopment currently underway!



Knox | Henderson



The Central
27-Acre Mixed Use
2,000 Units
2.5 Million Sq Ft Office
110,000 Sq Ft Retail



475 Units

Future Retail Development

Cochran Park

Solar Preparatory School for Girls
743 Students

Henderson Ave

19,880 VPD

243,450 VPD

12,156 VPD

Easton
150 Units

Avana Knox-Henderson
182 Units

Camden Henderson
106 Units

Windsor Fitzhugh
364 Units

Camden Belmont
477 Units

Vue at Fitzhugh
226 Units

Fitzugh Urban Flats
452 Units

Birchwood
276 Units

Cityplace Heights
396 Units

Metropolitan at Cityplace
170 Units

SITE

SITE

Strata
311 Units

Future Development

Magnolia Henderson
42 Units

Apartments at M-Streets
110 Units

Bennett Ave

Fitzhugh Ave

Solar Preparatory School for Boys
427 Students

Larq
162 Units

MAA Cathedral Arts
386 Units

Alex W. Spence Talented/Gifted Academy
600 Students

Monarch Park

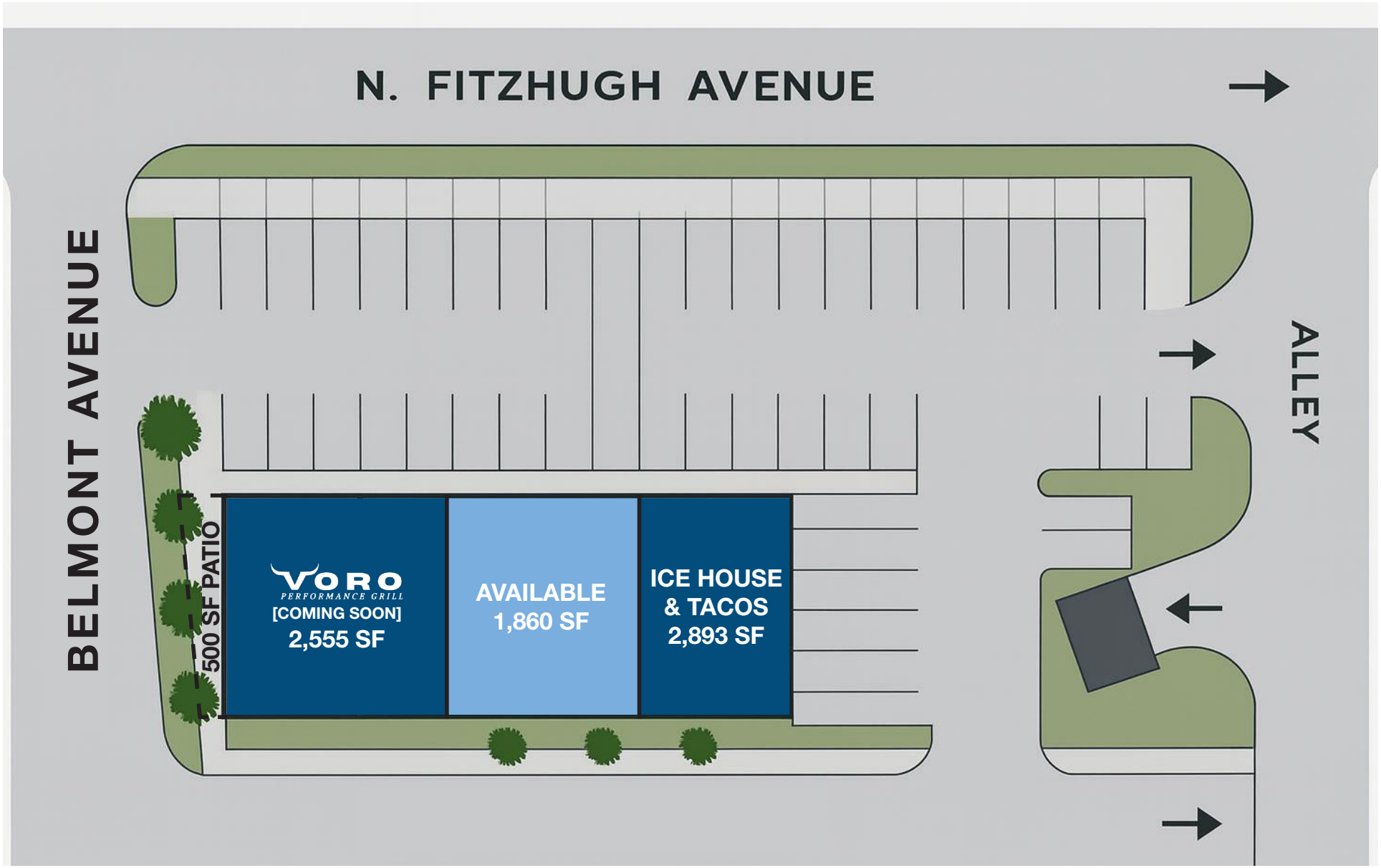
Ross Ave

19,387 VPD

Garrett Park

Henderson Ave

SITE PLAN


N. FITZHUGH AVENUE
BELMONT AVENUE
ALLEY
500 SF PATIO
VORO
PERFORMANCE GRILL
[COMING SOON]
2,555 SF
AVAILABLE
1,860 SF
ICE HOUSE
& TACOS
2,893 SF

NEIGHBORHOOD RESTAURANTS, BARS, AND CAFES



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



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.



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



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



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.



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 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.

WHY KNOX | HENDERSON?

Where Dallas Goes Out

Knox | Henderson is the corridor that has defined where Dallas eats, drinks, and gathers for two decades, and it's being rebuilt for the next one. Anchored by one of the densest, most affluent trade areas in the city and energized by a wave of new mixed-use and residential investment, Knox | Henderson continues to draw the discerning customers and best-in-class operators that make a location thrive.

in good company

rag & bone NEW YORK

THE OLD MONK

lalaland KIND CAFE

Popup Bagels

SALT & STRAW

ARIAT

eat. drink. gather.









$167,478
average household income [3-mile]

347,759
daytime population [3-mile]

15,000
residential units within a 5-min walk

161,000 SF
Henderson Ave. Class A retail redevelopment now underway, ½ mile away

243,450 VPD
on adjacent US-75



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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.

EQUAL HOUSING OPPORTUNITY

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.

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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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____