

HARD CORNER RETAIL ON FITZHUGH

DALLAS, TX | NEC FITZHUGH AVENUE AND BELMONT AVENUE | 2420 N. FITZHUGH AVENUE



AVAILABILITY:

6,000 SF | 0.57 ACRES |
TENANT STILL OPERATING—
PLEASE DO NOT DISTURB

FOR LEASE:

PLEASE CALL FOR DETAILS

- Located in one of the most vibrant trade areas in all of Dallas
- This corridor benefits from the welcoming of new multifamily townhome developments
- Henderson redevelopment area
 - Situated less than half a mile from the transformative Henderson Avenue redevelopment. Spanning 161,000 SF, the redevelopment will feature 12,000 SF of restaurant space, 75,000 SF of retail, and 74,000 SF of office, redefining the area as a premier destination for dining, shopping, and entertainment

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	37,315	213,559	399,287
2024 Daytime Population	33,639	339,471	626,280
2024 Total Households	22,457	114,668	194,294
2024 Average HH Income	\$151,894	\$154,483	\$140,697

TRAFFIC COUNTS:

US-75: 245,000 VPD
N. Henderson Ave.: 12,945 VPD

AREA RETAILERS:

JOE LEO
Fine Tex Mex

La La Land

LDU
COFFEE

Z **Zalat**
pizza

DaLat

F45

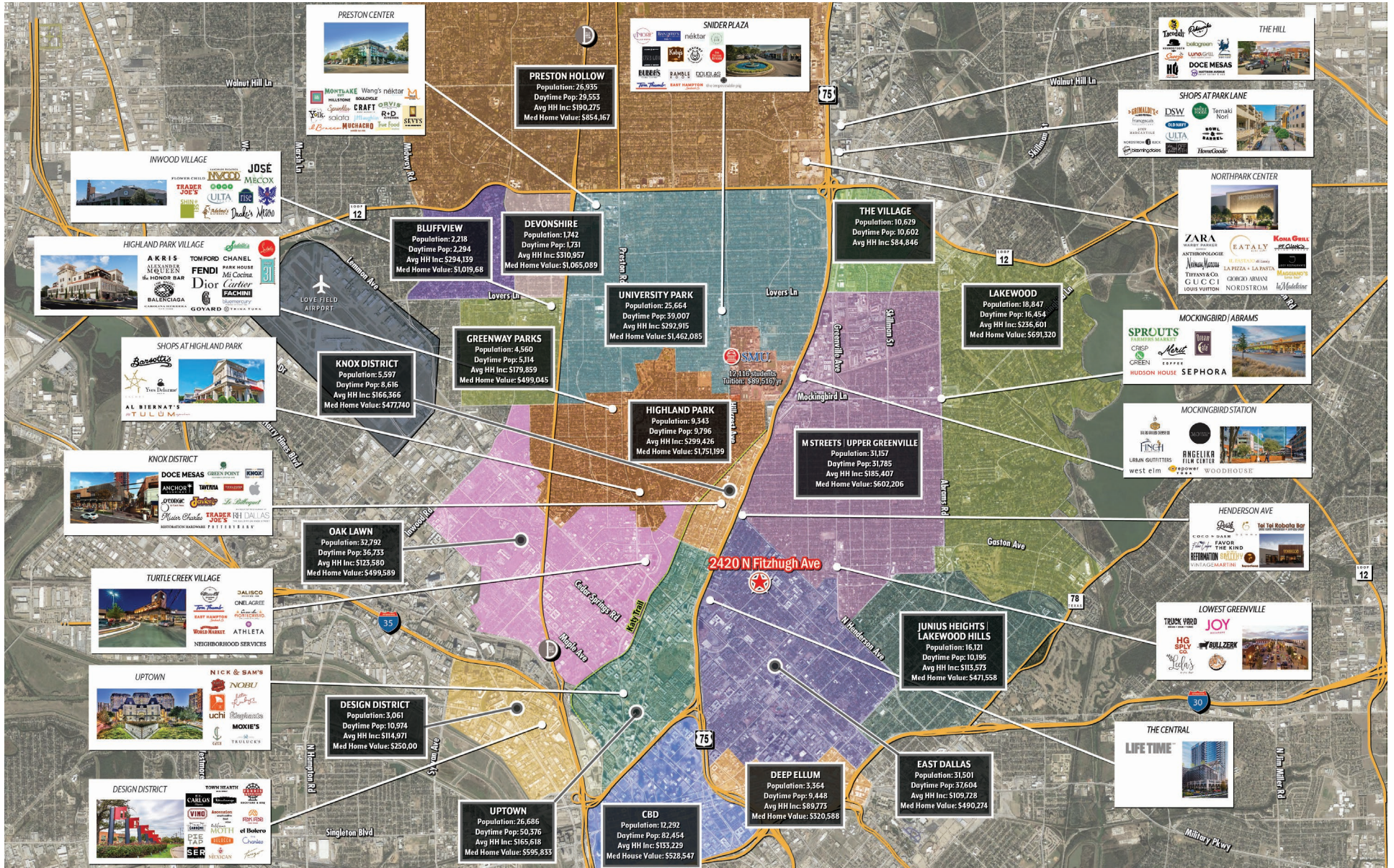
CVS
pharmacy

ZAAP
LAO & THAI STREET EATS

MARGARITAS
COMIDA MEXICANA

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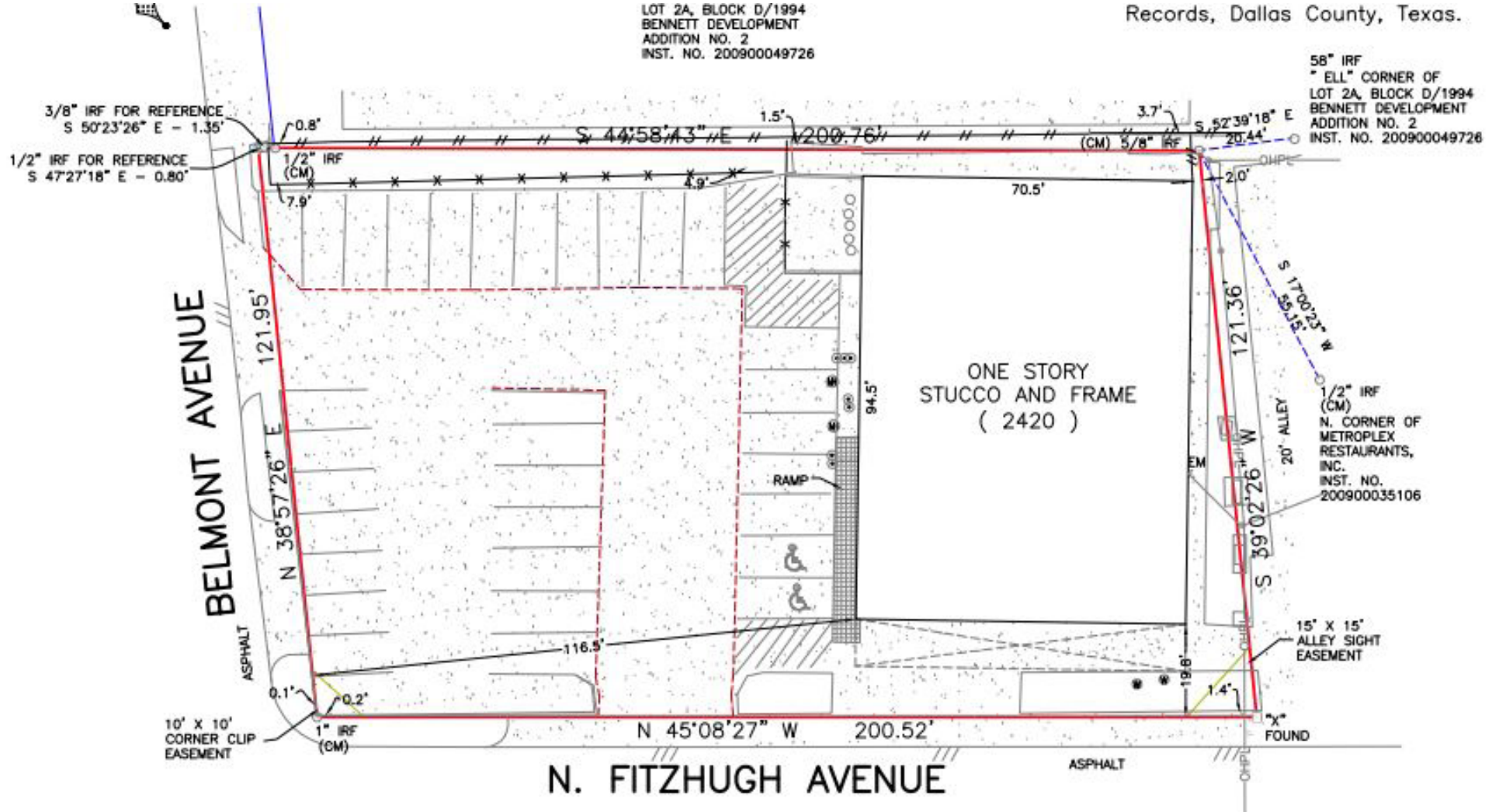


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LOT 2A, BLOCK D/1994
BENNETT DEVELOPMENT
ADDITION NO. 2
INST. NO. 200900049726

Records, Dallas County, Texas.



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

Buyer/Tenant/Seller/Landlord Initials

Date