



Prime Retail For Lease

Second Generation Entertainment Retail



Forward thinking
commercial real estate.

streetrealty.com

OFFERED BY

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3909 Hulen St.
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RETAIL FOR LEASE

506 East Division Street, Arlington, TX 76011

PROPERTY DESCRIPTION

506 East Division Street presents a beautifully appointed retail property with an open, adaptable interior designed to showcase merchandise and create a welcoming customer experience. Expansive storefront glazing ensures natural illumination while offering premium visibility from the street. The space includes high ceilings, contemporary lighting, and a flexible floor plan that supports a variety of tenant build-outs. Enhanced by efficient mechanical systems and thoughtfully positioned restrooms, the property balances comfort with operational ease. A dedicated service entrance and loading area streamline deliveries, while available signage opportunities allow the tenant to reinforce brand presence.

PROPERTY HIGHLIGHTS

- Premium storefront with expansive glazing
- Open floor plan for diverse retail concepts
- High ceilings for a spacious shopping experience
- Contemporary lighting for interior presentation
- Dedicated service entrance for deliveries
- Efficient mechanical systems for year-round comfort



LOCATION DESCRIPTION

Nestled in the heart of Arlington, this prime location offers easy access to popular attractions such as AT&T Stadium, Globe Life Field, and Six Flags Over Texas. The dynamic mix of dining, shopping, and entertainment options in the area creates a vibrant environment, perfect for retail and street retail tenants looking to draw in foot traffic. Join this lively, in-demand neighborhood and become part of the bustling retail and entertainment hub.

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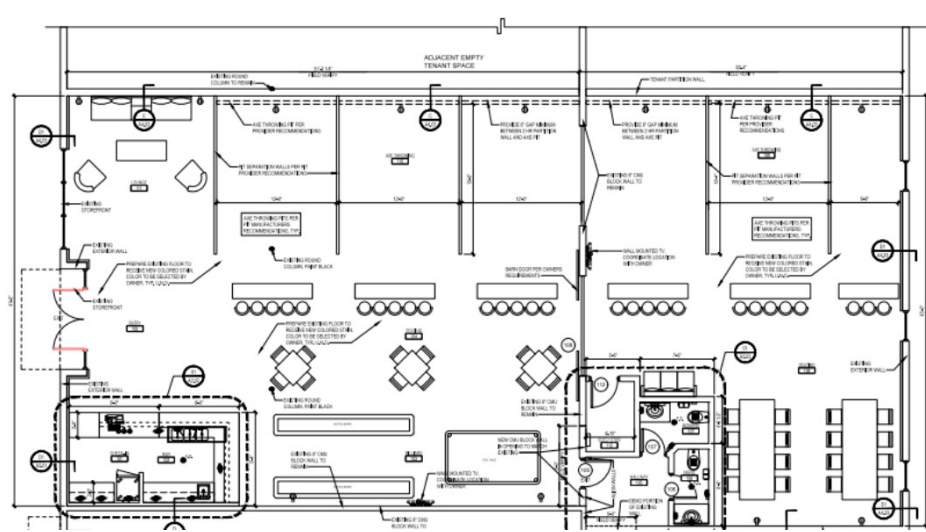
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AVAILABLE SPACES

SIZE	TYPE	RATE	DESCRIPTION
3,388 SF	NNN	Negotiable	Second Generation Entertainment retail space, formerly an Axe Throwing Company.

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streetREALTY.™

Urban Union District

- 155,557 SF Mixed-Use
- Home to 46 Small Businesses
- 24 Room Boutique Hotel
- 20 Buildings on ~8 acres

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials Date



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