



For Lease

4258 W Lovers Lane
Dallas, TX 75209

Property Specifications

| | |
|-----------------|-----------|
| SPACE AVAILABLE | ±1,687 SF |
| LOT SIZE | ±0.19 AC |



Traffic Counts

| | |
|----------------------------|-------------|
| W Lovers Lane | 15,098 VPD |
| Dsalls North Tollway | 124,946 VPD |
| Year: 2024 Source: TxDOT | |

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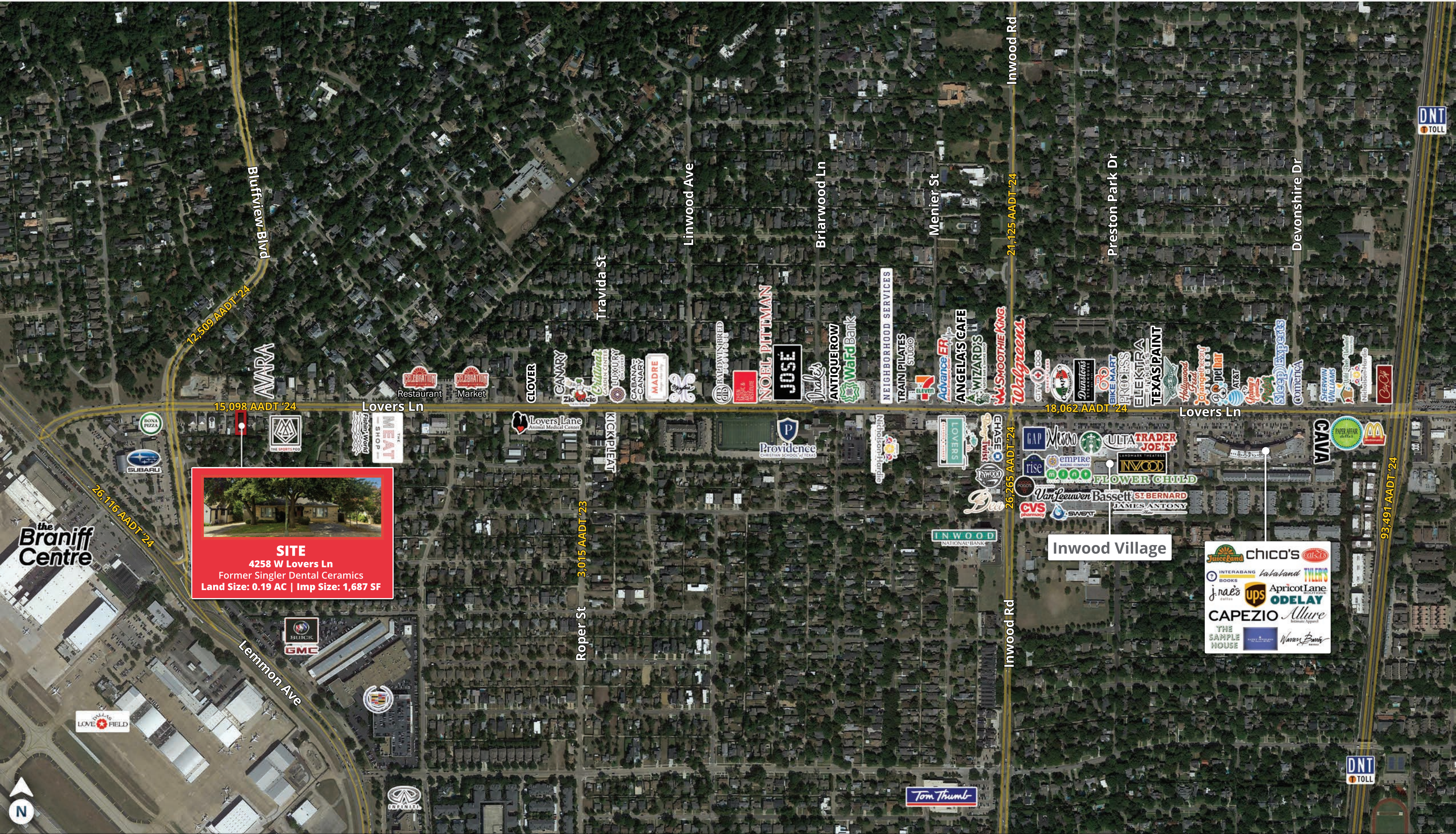
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About the Property

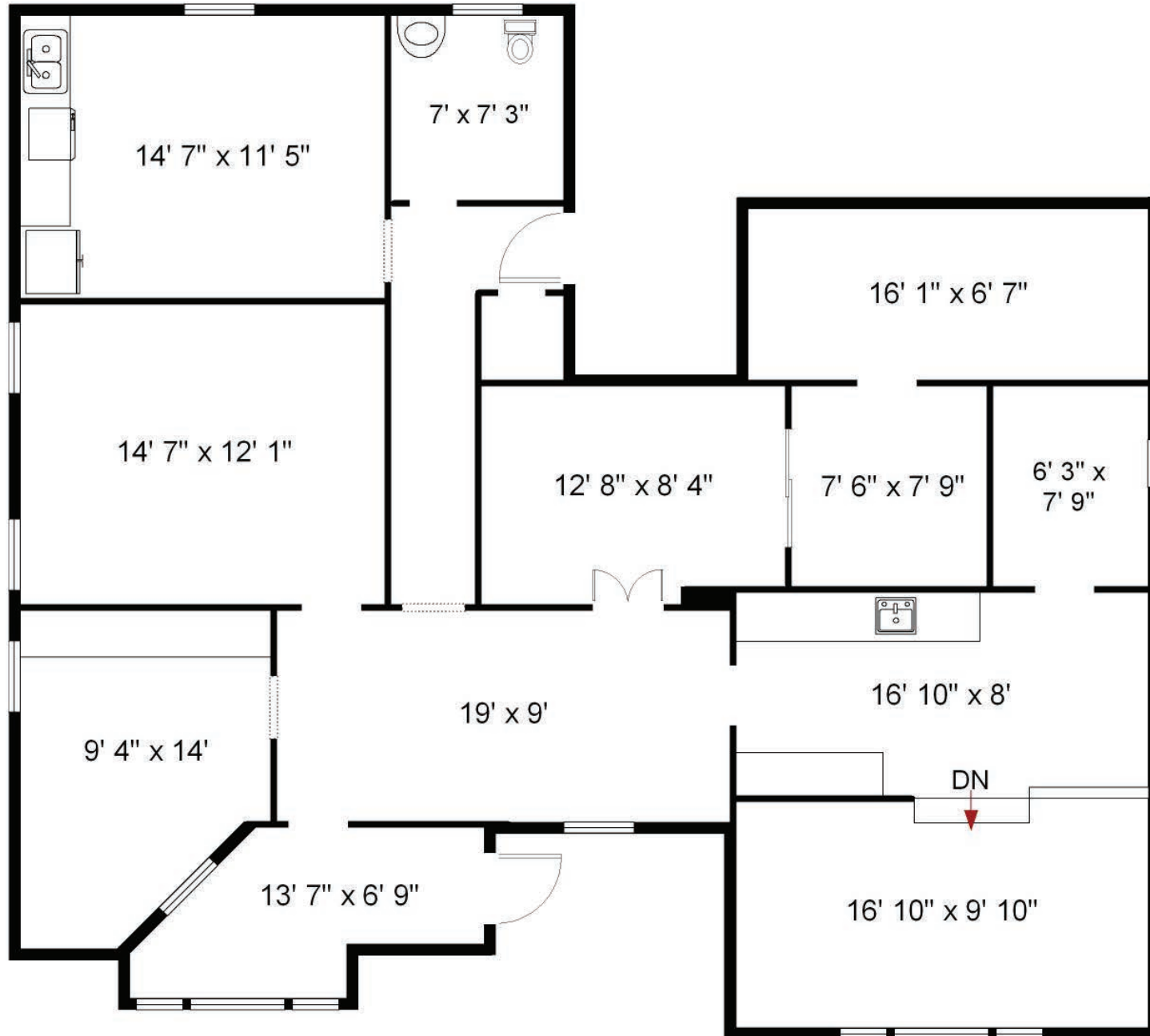
- This Lovers Lane space is less than 1 mile from Inwood Village, which contains large retailers like Trader Joe's, Ulta, and The Gap. The space is also surrounded by boutique shops, which gives Lovers Lane its unique charm.
- Interior walls can be removed.
- The shops in this area service affluent residential enclaves including Bluffview, Park Cities, Preston Hollow, Devonshire and more.

Join These Retailers





SITE
4258 W Lovers Ln
Former Singler Dental Ceramics
Land Size: 0.19 AC | Imp Size: 1,687 SF

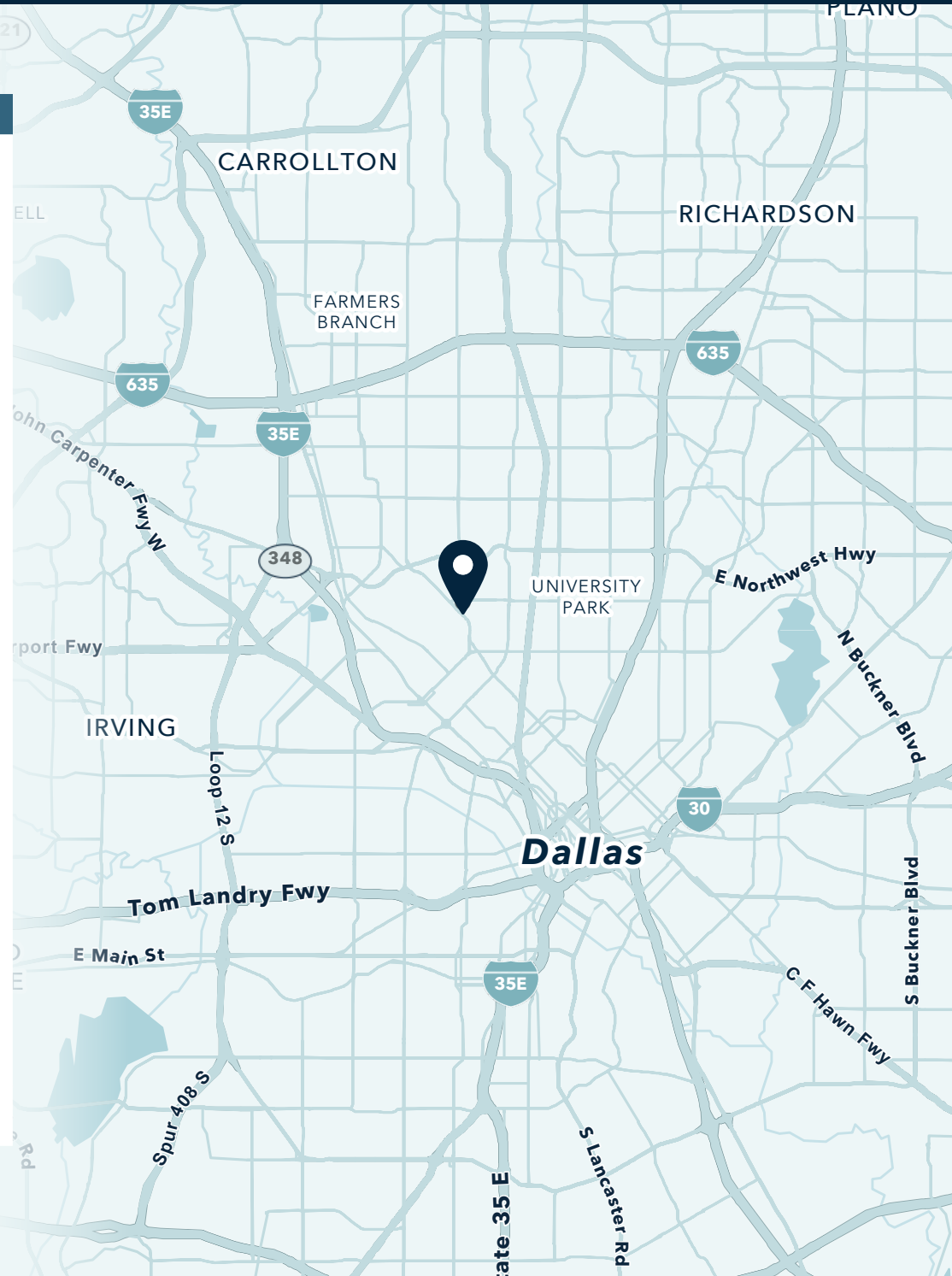






Area Snapshot

| | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 15,494 | 155,681 | 401,555 |
| 2030 Projected Population | 15,651 | 158,387 | 414,826 |
| Proj. Annual Growth 2025 to 2030 | 0.20% | 0.35% | 0.65% |
| Daytime Population | | | |
| 2025 Daytime Population | 30,501 | 200,485 | 651,334 |
| Workers | 23,039 | 141,116 | 501,247 |
| Residents | 7,462 | 59,369 | 150,087 |
| Income | | | |
| 2025 Est. Average Household Income | \$374,792 | \$207,166 | \$173,282 |
| 2025 Est. Median Household Income | \$224,891 | \$107,933 | \$96,511 |
| Households & Growth | | | |
| 2025 Estimated Households | 5,703 | 77,738 | 197,185 |
| 2030 Estimated Households | 5,795 | 80,034 | 207,661 |
| Proj. Annual Growth 2025 to 2030 | 0.32% | 0.58% | 1.04% |
| Race & Ethnicity | | | |
| 2025 Est. White | 84% | 67% | 58% |
| 2025 Est. Black or African American | 2% | 7% | 10% |
| 2025 Est. Asian or Pacific Islander | 5% | 7% | 6% |
| 2025 Est. American Indian or Native Alaskan | 0% | 1% | 1% |
| 2025 Est. Other Races | 9% | 18% | 26% |
| 2025 Est. Hispanic (Any Race) | 6% | 19% | 28% |

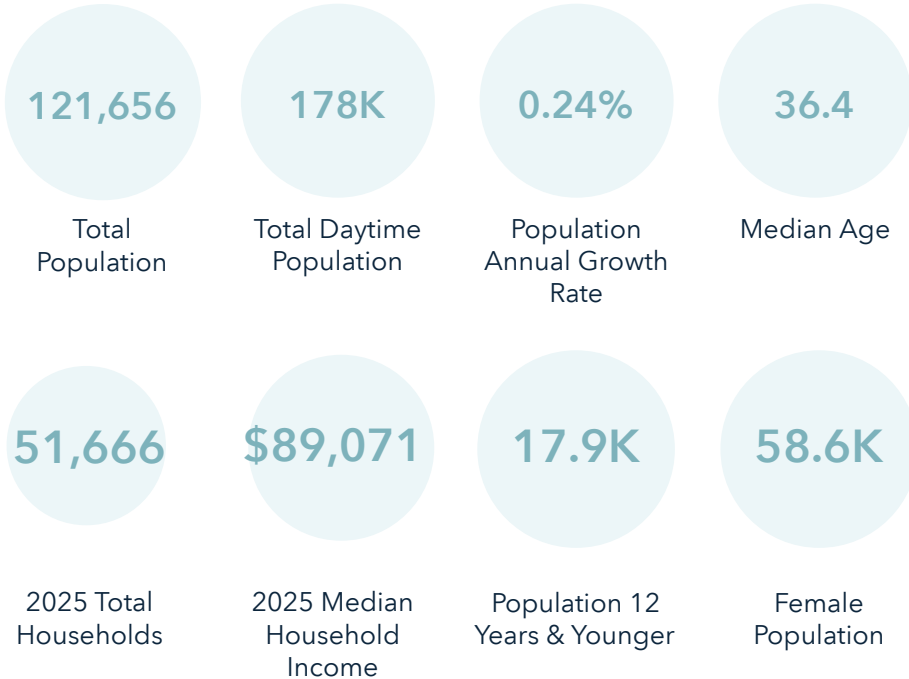


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

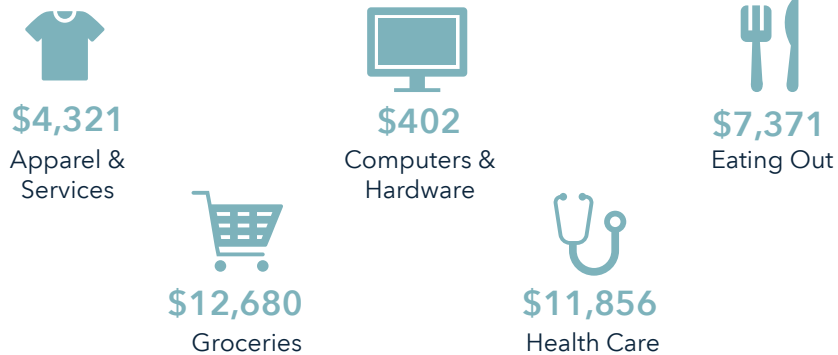


Ring of 3 Miles

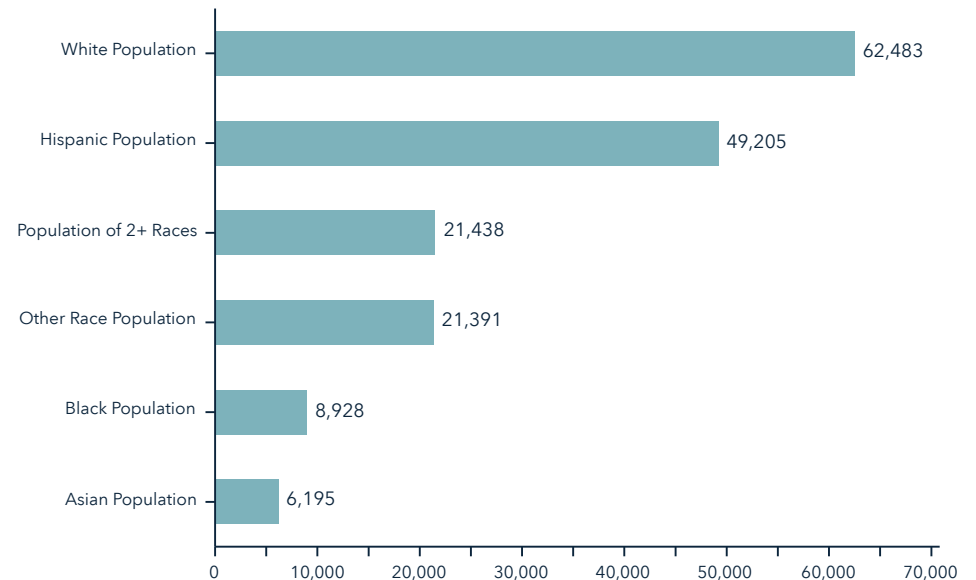
Key Facts



Annual Household Spending



Restaurants & Housing Growth





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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 No. | Email | Phone |

| | | | | |
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| Sales Agent/Associate’s Name | License No. | Email | Phone | |
| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |



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