

Retail Space For Lease

MASSAGE

ELEMENTS SPORTS RECOVERY 972-807-1380

4902 Greenville Ave
Dallas, TX 75206

FOR LEASE
214-904-1891

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J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

4902 Greenville Ave
Dallas, TX 75206

HIGHLIGHTS

- 1,500 sqft of retail space available
- Prime location and identity with major signage
- Located in a busy trade area with excellent visibility and easy access
- The space has connections for a triple sink and vent-a-hood
- The space has a grease trap



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,287	175,442	432,254

AVERAGE HOUSEHOLD INCOME

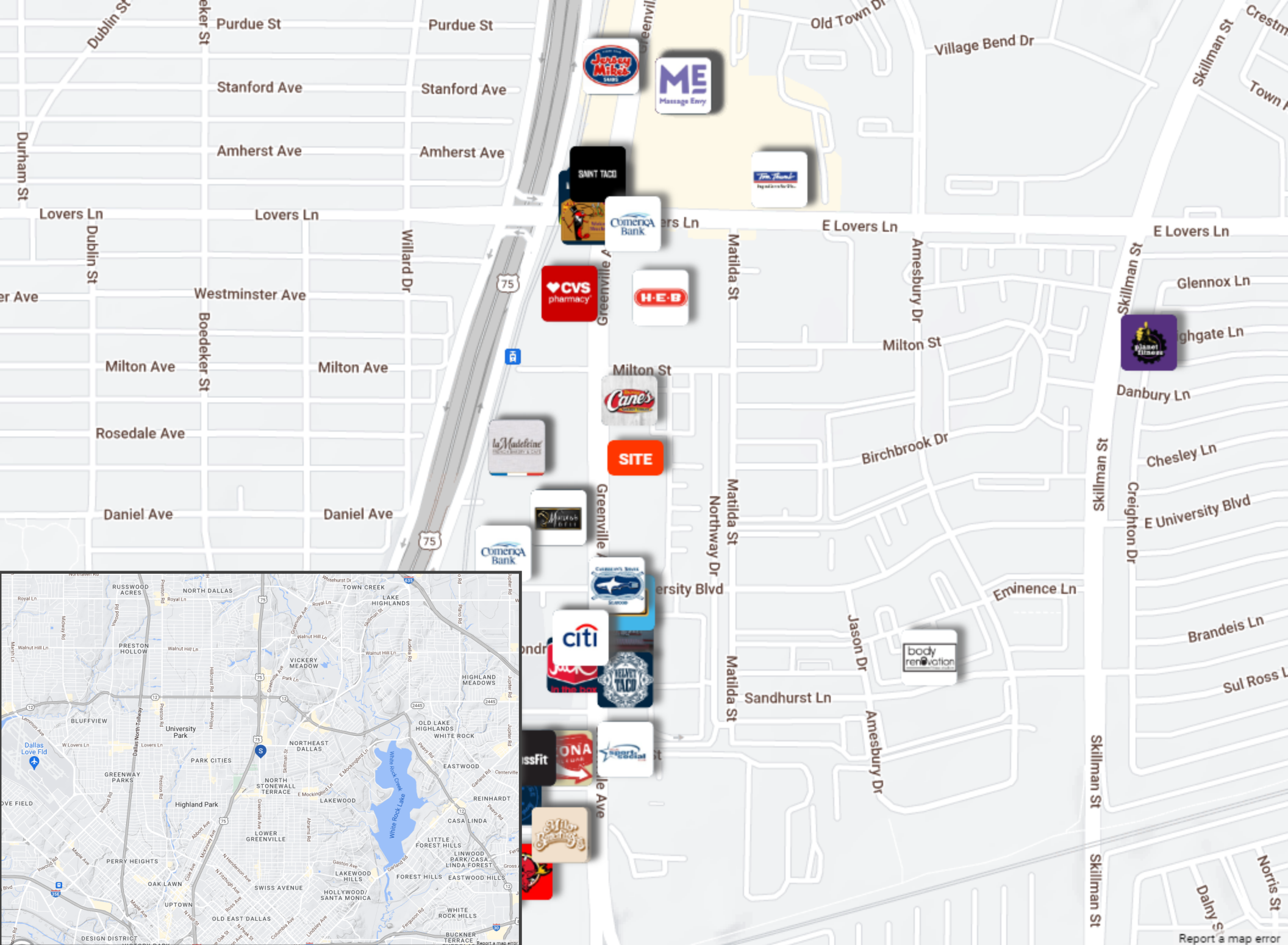
1.00 MILE	3.00 MILE	5.00 MILE
\$139,288	\$172,227	\$151,010

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
13,252	83,325	213,507



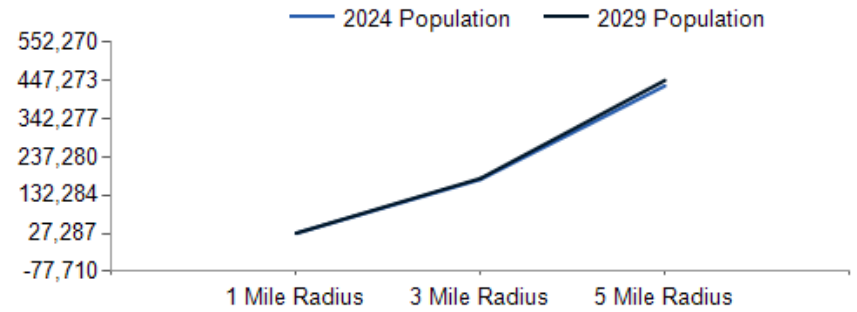




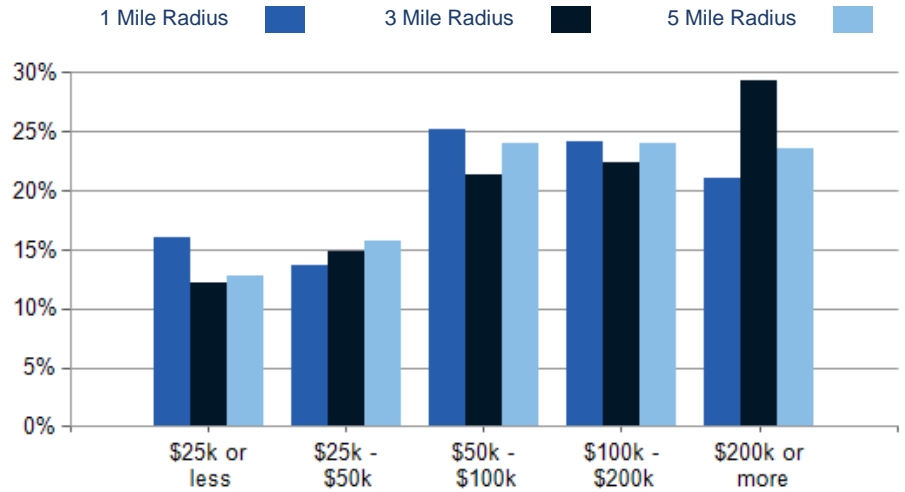
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,067	170,373	390,472
2010 Population	22,034	152,585	368,301
2024 Population	27,287	175,442	432,254
2029 Population	27,772	178,359	447,273
2024-2029: Population: Growth Rate	1.75%	1.65%	3.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,562	5,818	16,475
\$15,000-\$24,999	567	4,302	10,934
\$25,000-\$34,999	747	5,120	13,618
\$35,000-\$49,999	1,064	7,283	19,808
\$50,000-\$74,999	1,881	10,258	29,796
\$75,000-\$99,999	1,460	7,473	21,386
\$100,000-\$149,999	2,061	10,950	31,153
\$150,000-\$199,999	1,131	7,659	20,049
\$200,000 or greater	2,779	24,462	50,282
Median HH Income	\$87,207	\$104,703	\$92,671
Average HH Income	\$139,288	\$172,227	\$151,010

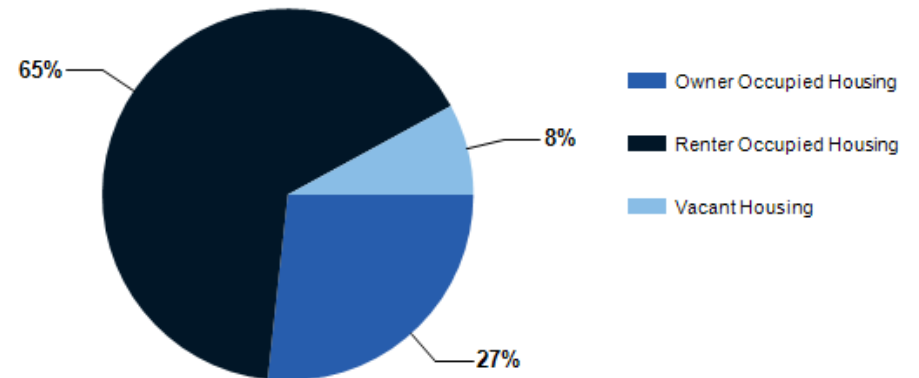
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,596	82,907	183,703
2010 Total Households	10,929	70,031	169,358
2024 Total Households	13,252	83,325	213,507
2029 Total Households	13,675	85,894	226,055
2024 Average Household Size	1.85	2.05	1.99
2024-2029: Households: Growth Rate	3.15%	3.05%	5.75%



2024 Household Income

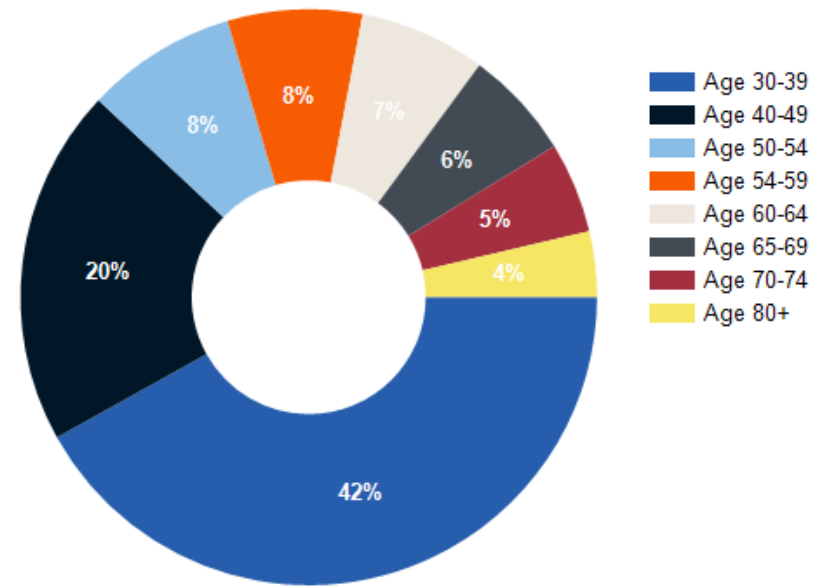


2024 Own vs. Rent - 1 Mile Radius

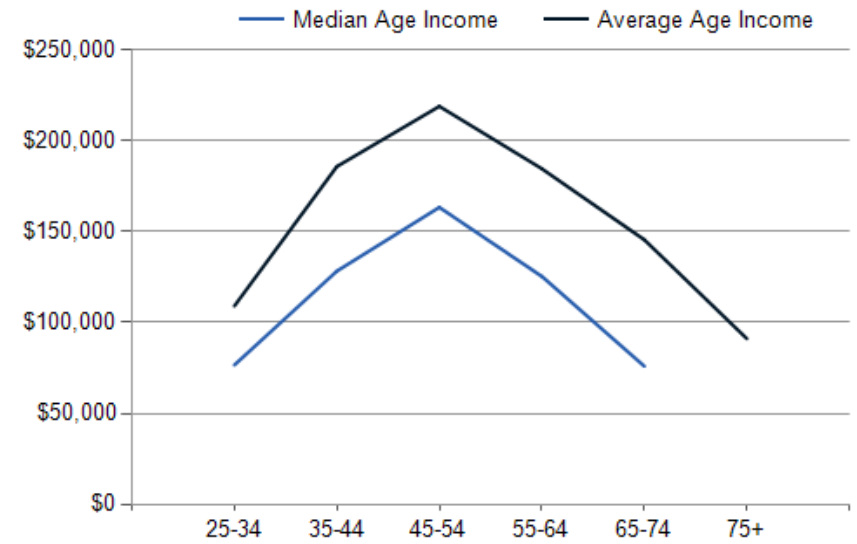


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,477	19,434	51,656
2024 Population Age 35-39	1,990	14,023	36,328
2024 Population Age 40-44	1,465	12,039	29,917
2024 Population Age 45-49	1,154	9,813	24,076
2024 Population Age 50-54	1,104	9,640	23,964
2024 Population Age 55-59	984	8,612	21,899
2024 Population Age 60-64	925	8,226	21,367
2024 Population Age 65-69	799	7,087	18,197
2024 Population Age 70-74	665	5,707	14,179
2024 Population Age 75-79	481	4,429	10,575
2024 Population Age 80-84	407	2,912	6,483
2024 Population Age 85+	558	3,346	7,308
2024 Population Age 18+	23,726	143,409	359,061
2024 Median Age	31	35	35
2029 Median Age	31	36	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,661	\$87,509	\$85,123
Average Household Income 25-34	\$109,132	\$134,919	\$123,949
Median Household Income 35-44	\$128,359	\$143,347	\$116,697
Average Household Income 35-44	\$185,938	\$204,301	\$176,296
Median Household Income 45-54	\$163,456	\$174,990	\$133,031
Average Household Income 45-54	\$219,060	\$230,729	\$194,671
Median Household Income 55-64	\$125,424	\$159,129	\$119,892
Average Household Income 55-64	\$184,712	\$217,300	\$185,545
Median Household Income 65-74	\$75,968	\$98,262	\$85,185
Average Household Income 65-74	\$145,596	\$175,479	\$154,172
Average Household Income 75+	\$91,135	\$123,109	\$112,604





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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan F. Turner	681322	logan@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services | Date

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