



RETAIL SPACE FOR LEASE

STANTON PLAZA
4201-4261 WEST GREEN OAKS BLVD
ARLINGTON, TX 73016



PROPERTY DETAILS

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ARLINGTON, TX 73016



High visibility on Belt Line Road



Located in a busy commercial corridor with significant foot traffic



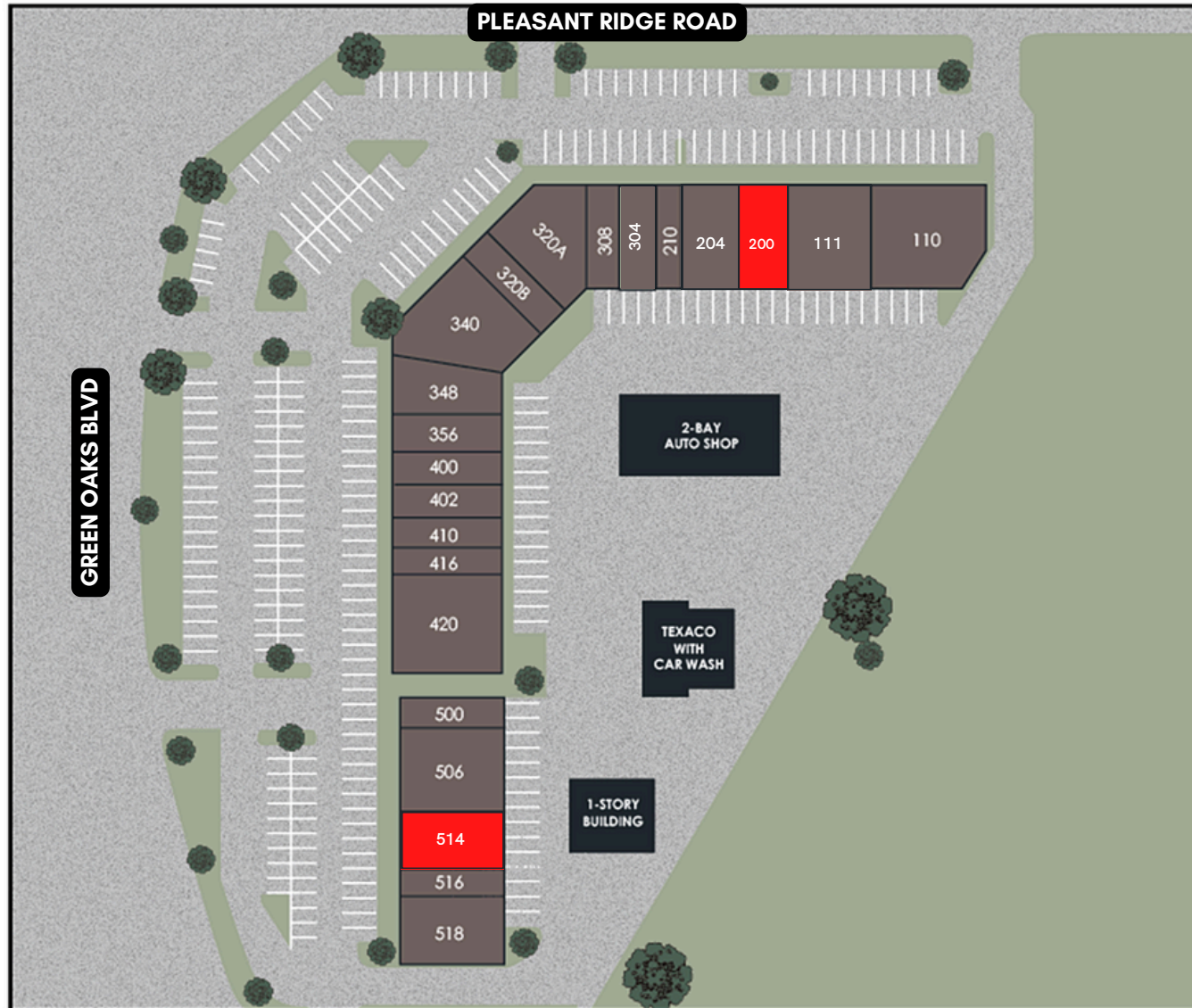
Surrounded by national and regional tenants



Plenty of parking for tenants and customers

SITE PLAN

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SUITE	TENANT	SQUARE FEET
100	NOT LEASABLE	120 SF
110	MONARCH DENTISTRY	5,061 SF
111	LEASED	3,366 SF
200	VACANT	1,231 SF
204	CAKE-A-HOLIC	2,658 SF
210	PHONG'S CLOCKWORKS	1,010 SF
304	COMPUTER DOCTORS	1,073 SF
308	STANTON PLAZA CLEANERS	2,108 SF
320A	AT & T	2,550 SF
320B	JERSEY MIKE'S SUBS	1,300 SF
340	FUZZY'S TACO SHOP	3,700 SF
356	HOT NAILS	3,418 SF
400	PILASKI'S DONUTS	1,004 SF
402	AA FOOT SPA	1,518 SF
410	GREAT CLIPS	1,255 SF
416	BOBO BITES	1,056 SF
420	LESLIE'S POOL SUPPLIES	3,980 SF
500	MARBLE SLAB CREAMERY	1,188 SF
506	TJ'S CATFISH & WINGS	3,366 SF
514	VACANT	2,400 SF
516	TRAN ALTERATIONS	1,003 SF
518	LOTUS CAFE	2,704 SF

NEARBY TENANTS

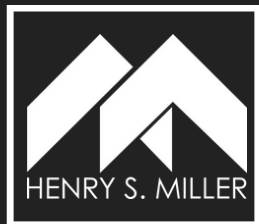
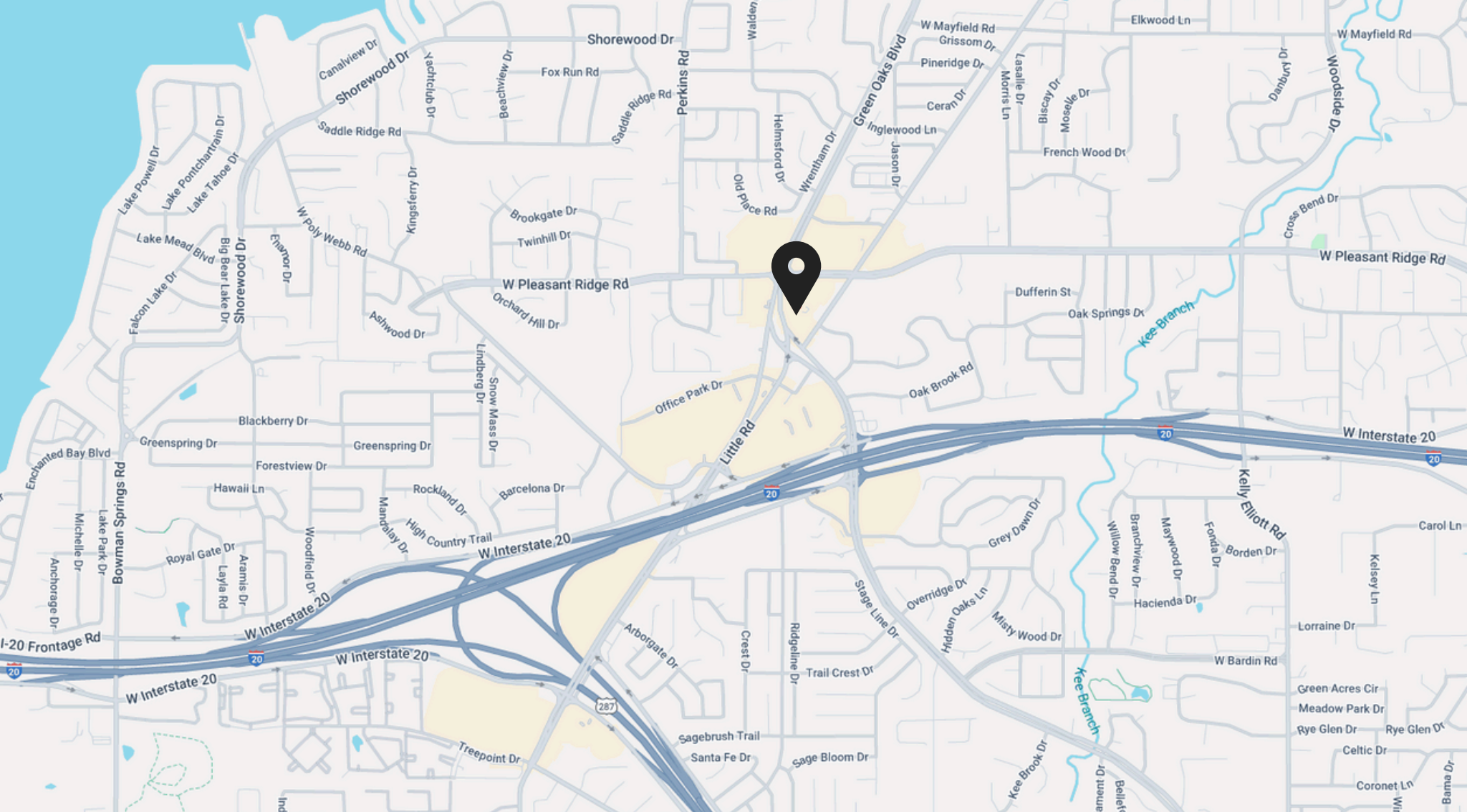
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TRAFFIC COUNTS

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MERREL MOORE
SENIOR VICE PRESIDENT | RETAIL
(972) 419-4044 DIRECT
(214) 957-1963 MOBILE
mmoore@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road, Suite 900
Dallas, Texas 75254
www.henrysmiller.com

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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.

2-10-2025



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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Henry S. Miller Brokerage, LLC	591891	sdonosky@henrysmiller.com	972-419-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Stephen Donosky	591891	sdonosky@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Frank Bullock	287563	frankbullock@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Merrel Moore	0288513	mmoore@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date