



FOR LEASE
±880 SF - ±5,300 SF

CENTRAL FOREST SHOPPING CENTER
11613-11617 N. CENTRAL EXPY
DALLAS, TX 75243



PROPERTY HIGHLIGHTS

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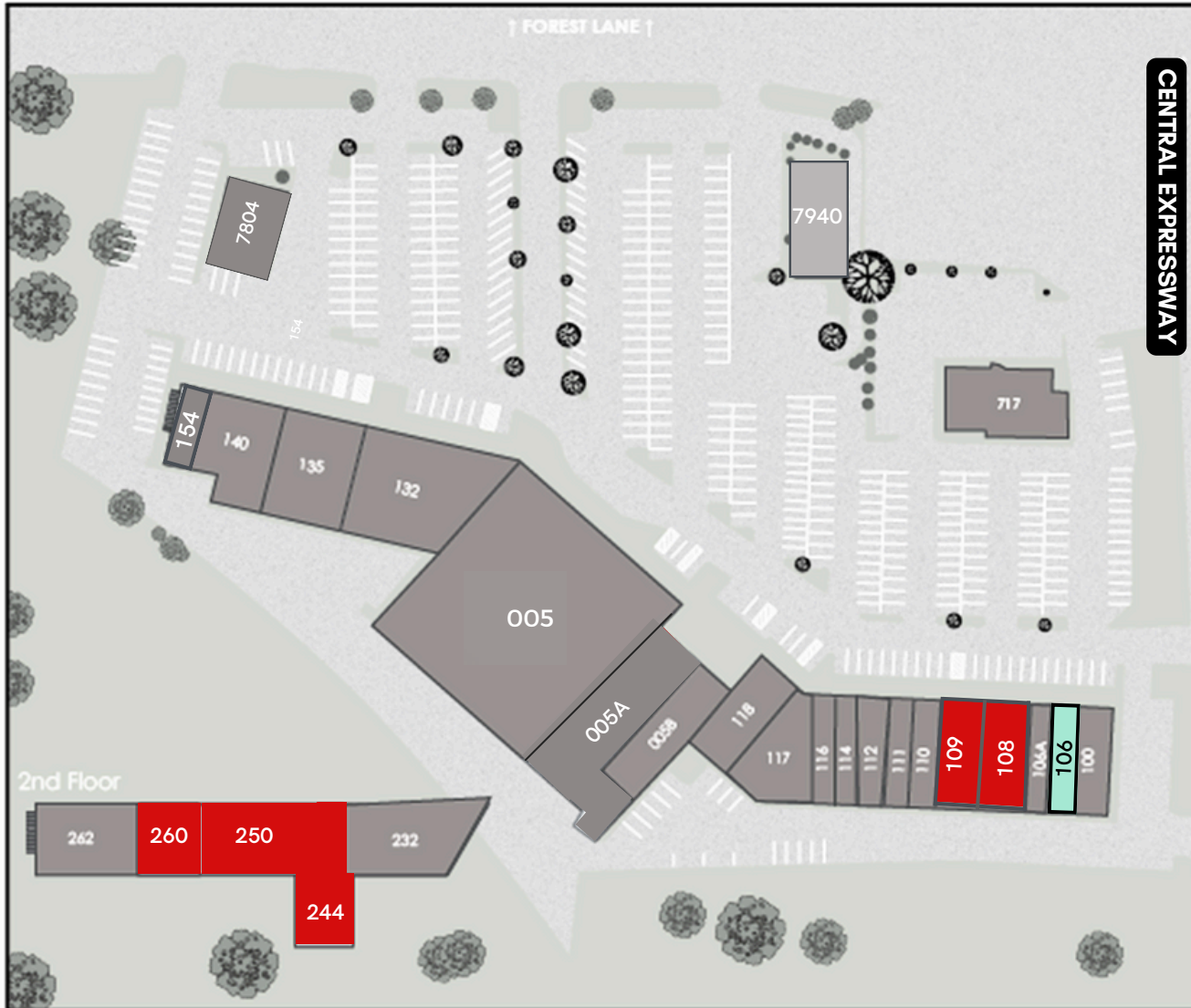
- SWC of Central Expy (US 75) & Forest Ln
- Premier Accessibility & Visibility
- Prominently located across Medical City (2,400 employees)
- Across the High Five, Interior thoroughfares, Great Corner - Hwy Location

DEMOGRAPHICS

Distance	1-MILE	3-MILE	5-MILE
Population	12,730	151,157	407,596
Avg. HH Income	\$145,743	\$133,769	\$147,076
Med. HH Income	\$93,230	\$85,045	\$96,162

SITE PLAN

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SUITE	TENANT	SQUARE FEET
005	OFFICE DEPOT	25,683 SF
005A	LEASED	5,689 SF
005B	ASHTON PODIATRY	4,000 SF
100	CHIPOTLE MEXICAN GRILL	2,600 SF
106	LEASED BUT AVAILABLE	1,218 SF
106A	GONG CHA	1,150 SF
108	AVAILABLE	2,400 SF
109	AVAILABLE	2,900 SF
110	ROYAL NAILS	1,600 SF
111	ZALAT PIZZA	1,363 SF
111A	FUNDAMENTAL DENTAL	1,800 SF
114	KUMON	1,280 SF
116	LEMON TREE HAIR SALON	1,160 SF
117	CVI MEDICAL	3,400 SF
118	QUEST DIAGNOSTICS	2,800 SF
132	TOUCHSTONE IMAGING	7 608 SF
135	ASIAN MINT	4,597 SF
140	BAYLOR REHABILITATION	4,500 SF
154	THE ENCHANTED GALLERIES	932 SF
232	DALLAS COUNTY REPUBLICAN PARTY	2,760 SF
244	AVAILABLE	1,877 SF
250	AVAILABLE	3,080 SF
260	AVAILABLE	880 SF
262	PEOPLE READY	2,146 SF
717	POLLO CAMPERO	2,598 SF
7804	STARBUCKS	1,900 SF
7940	TACO BUENO	2,849 SF

FRANK BULLOCK
 EXECUTIVE VICE PRESIDENT | RETAIL
 (972)419-4019 Direct
 (214)906-6472 Mobile
 frankbullock@henrysmiller.com

MICHAEL TOPPEL
 ASSOCIATE
 (972)386 - 1484 Direct
 (512) 987 - 9733 Mobile
 mtoppel@henrysmiller.com

AVAILABLE SUITES

CENTRAL FOREST SHOPPING CENTER
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SUITE 244
1,877 SF

SUITE 260
880 SF

SUITE 250
3,080 SF



SUITE AVAILABLE

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DALLAS, TX 75243



SUITE 106
1,218 SF

SUITE 108
2,400 SF

SUITE 109
2,900 SF

**Office
DEPOT**

TITLE CLUB

ASHTON
PODIATRY

Fundamental
DENTAL

CHIPOTLE
MEXICAN GRILL

Gong cha

m-site
Cellular Repair

ROYAL NAILS
BOUQUETTE


NAILS
BOUQUETTE

TRAFFIC COUNTS

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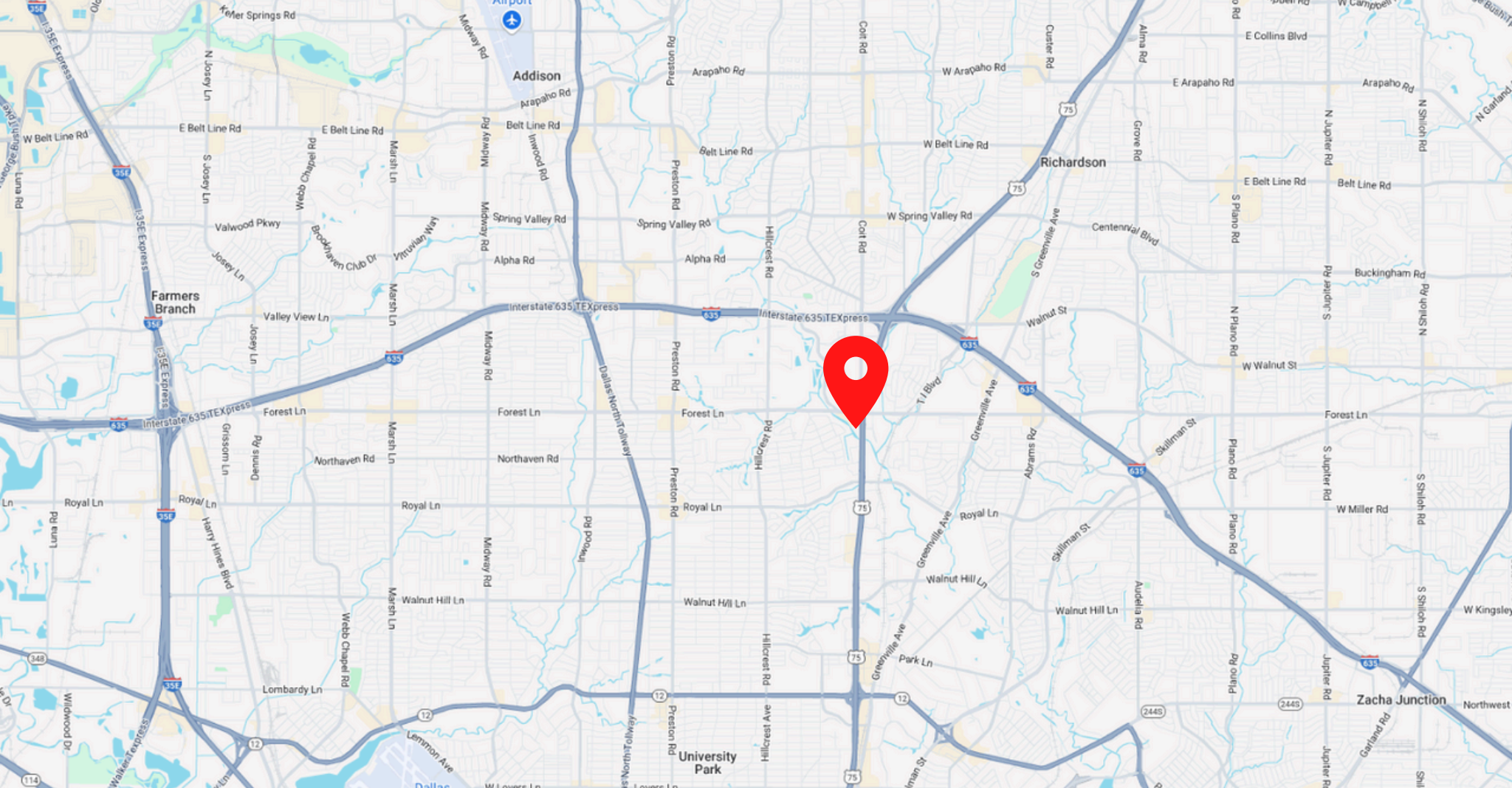
 27,338 VPD

 22,420 VPD



165,296 VPD

CENTRAL FOREST SHOPPING CENTER



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EXECUTIVE VICE PRESIDENT | RETAIL
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frankbullock@henrysmiller.com

MICHAEL TOPPEL
ASSOCIATE
(972) 386 - 1484 Direct
(512) 987 - 9733 Mobile
mtoppel@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.

11-2-2015

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:
 - 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	591890	msmith@henrysmiller.com	972-419-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Robertson Smith	591890	msmith@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
Michael Toppel	781129	mtoppel@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____