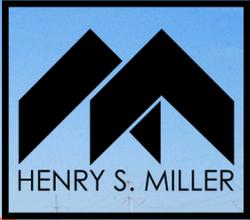




RETAIL SUITES FOR LEASE

HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE
NORTH RICHLAND HILLS, TX 76180



PROPERTY DETAILS

HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE
NORTH RICHLAND HILLS, TX 76180

28,051 SF

BUILDING SIZE

2.77

ACRES

111

PARKING SPACES

1985

YEAR BUILT



HILLTOP DR

RUFE SNOW DR
39,226 VPD

PROPERTY DESCRIPTION

HILLTOP SQUARE SHOPPING CENTER
6455 HILLTOP DRIVE, NORTH RICHLAND HILLS, TX 76180

Situated at the NWC of Hilltop Drive and Rufe Snow Drive, the Hilltop Square Shopping Center occupies a prime location in North Richland Hills. Catering to the surrounding demographic market, Hilltop Square is ideal for both national retailers and small start-up businesses.

- FAVORABLE DEMOGRAPHICS
- HIGH TRAFFIC COUNTS
- DEDICATED TURN LANE WITH EASY ACCESS
- PYLON SIGN AVAILABLE
- LOCATED ¼ MILE NORTH OF LOOP 820

SITE PLAN

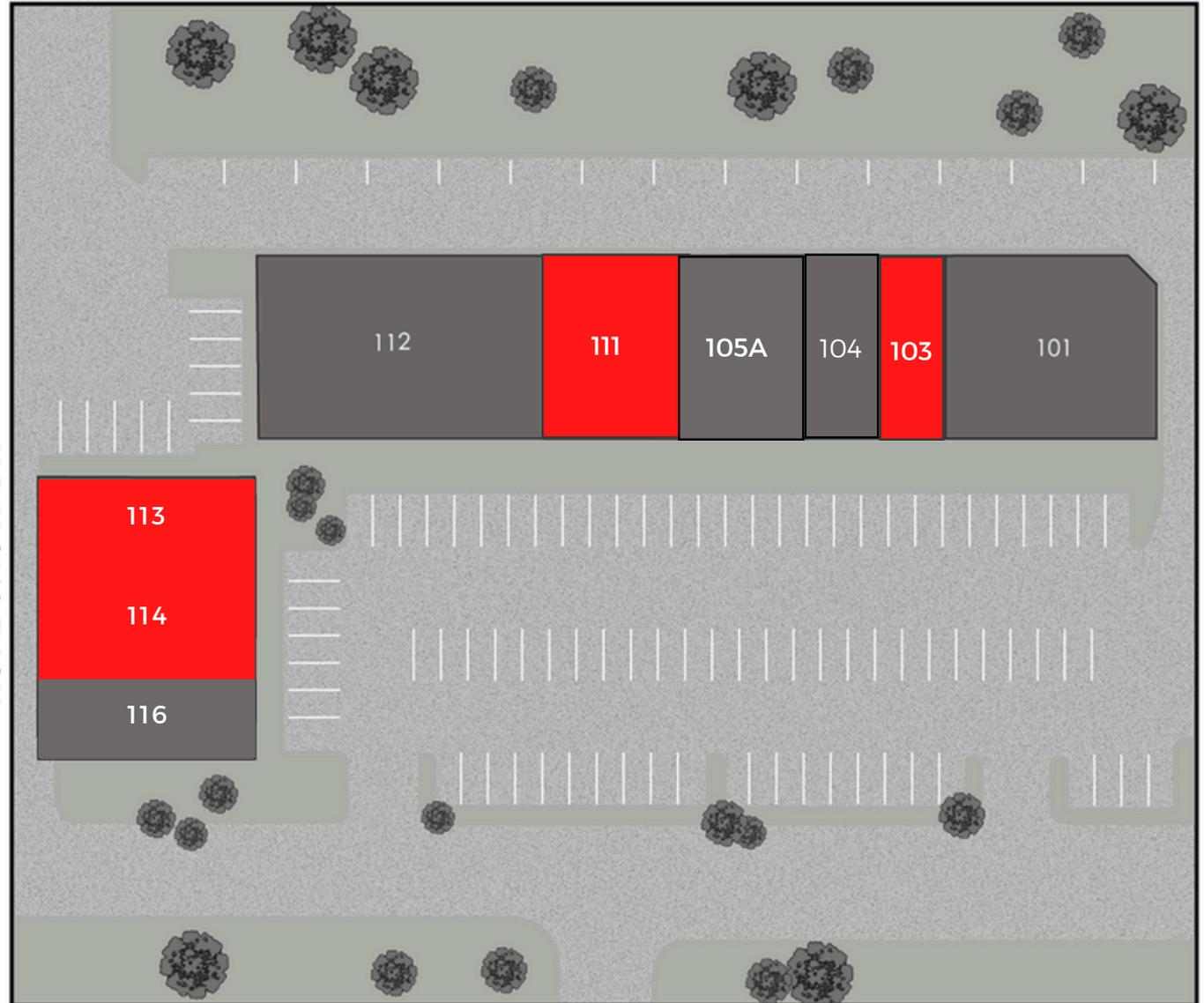
HILLTOP SQUARE SHOPPING CENTER

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HILLTOP DR

SUITE	TENANT	SQUARE FEET
101	BLUE MOUND CAFE	4,927 SF
103	AVAILABLE	1,276 SF
104	NAIL SALON	1,037 SF
105A	NEPTUNE SOCIETY	2,720 SF
111	AVAILABLE SHELL SPACE	3,604 SF
112	US RENAL CARE	6,166 SF
113	AVAILABLE	1,242 SF
114	AVAILABLE 2ND GEN DENTAL	3,902 SF
116	FAST AND FURIOUS ASIAN FOOD	1,811 SF

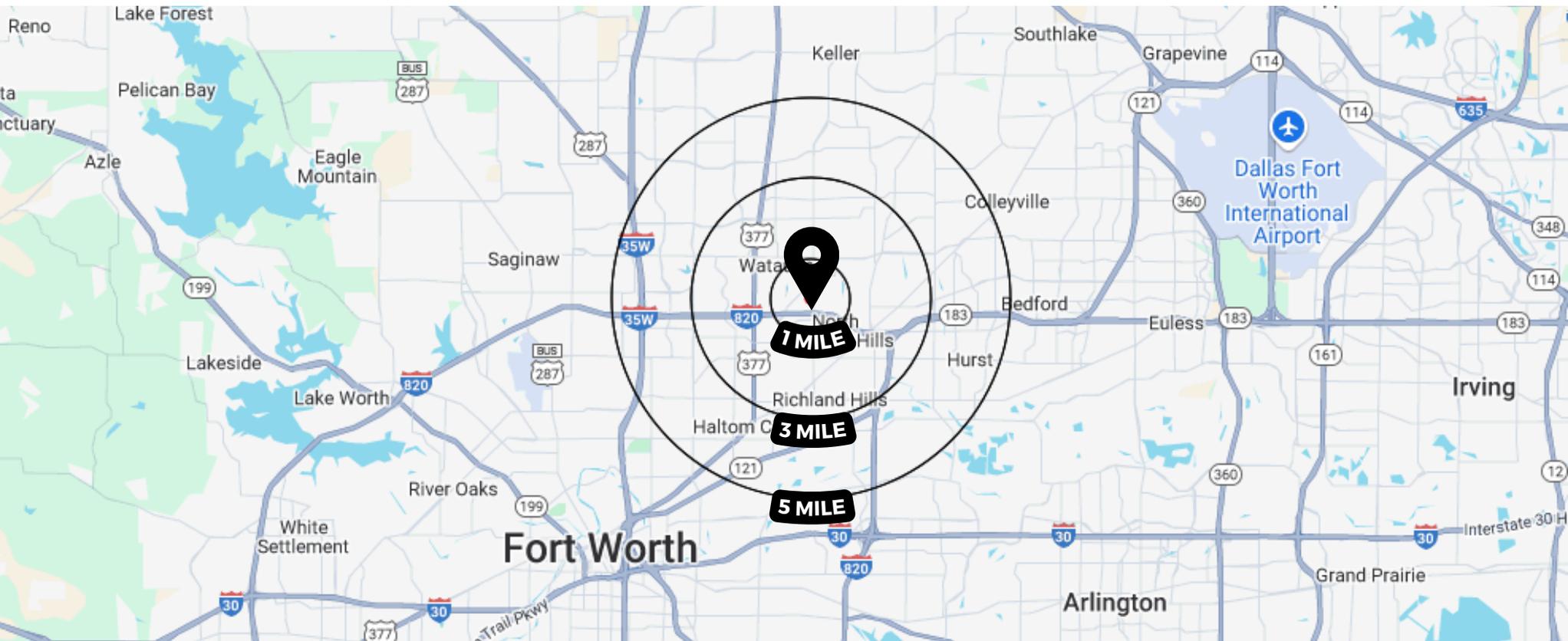
RUFE SNOW DR



AREA DEMOGRAPHICS

HILLTOP SQUARE SHOPPING CENTER

6455 HILLTOP DRIVE
NORTH RICHLAND HILLS, TX 76180





2025 ESTIMATED POPULATION

1 MILE	14,168
3 MILES	129,701
5 MILES	298,274



2025 ESTIMATED HOUSEHOLDS

1 MILE	5,901
3 MILES	50,271
5 MILES	110,946



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$105,821
3 MILES	\$106,993
5 MILES	\$121,374



2025 ESTIMATED TOTAL EMPLOYEES

1 MILE	7,204
3 MILES	36,979
5 MILES	110,624



2025 ESTIMATED TOTAL BUSINESSES

1 MILE	627
3 MILES	4,435
5 MILES	12,863

PROPERTY IMAGES

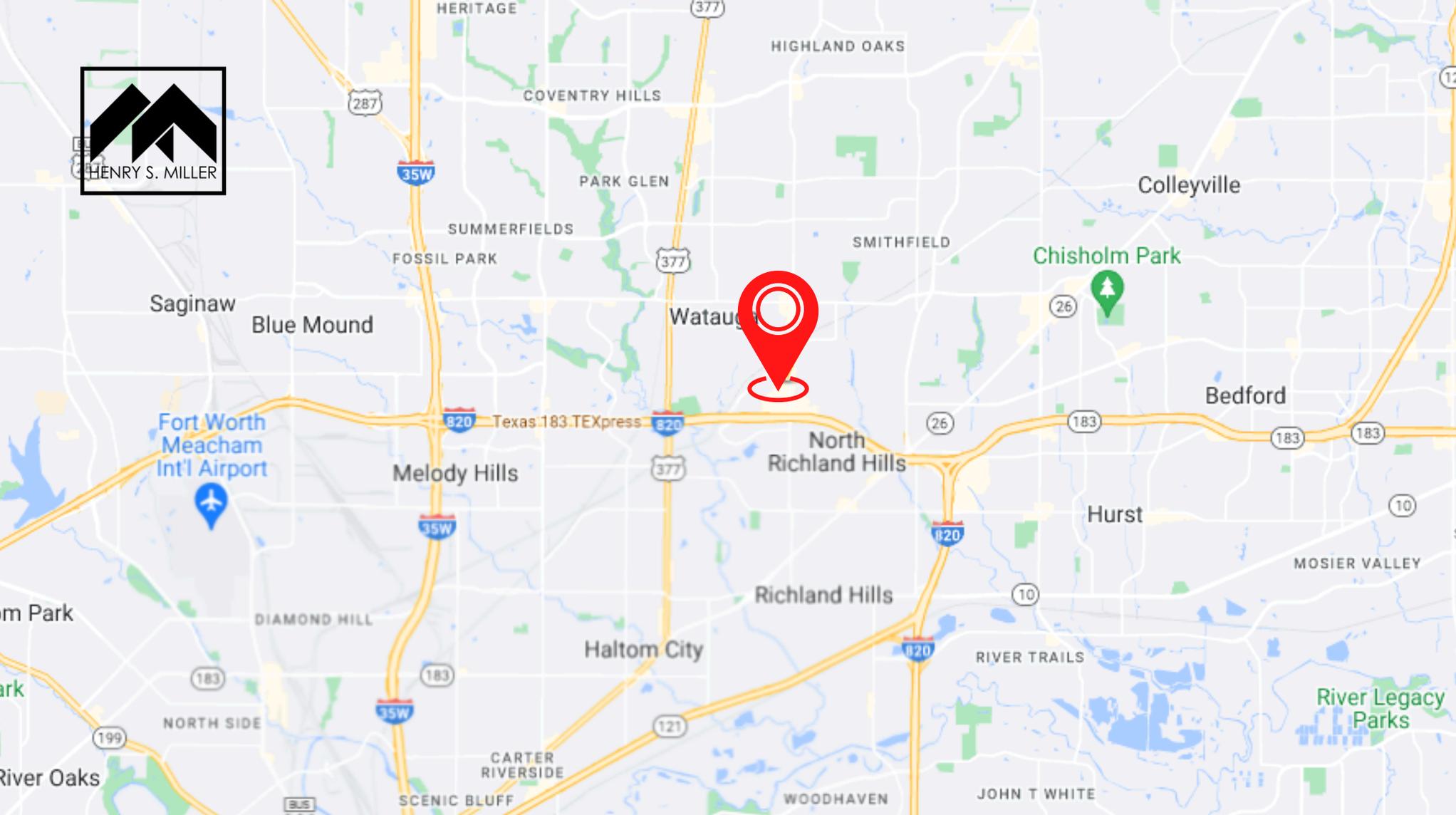
HILLTOP SQUARE SHOPPING CENTER
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AERIAL IMAGES

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MERREL MOORE
SENIOR VICE PRESIDENT

Direct: (972) 419-4080

Cell: (214) 957-1963

Email: mmoore@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC

5151 Belt Line Road, Suite 900

Dallas, Texas 75254

(214) 419-4000

henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

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 _____