

# Retail Space For Lease



5454 Lemmon Ave  
Dallas, TX 75209



**Mike Turner**  
J. Elmer Turner  
(214) 502-8020  
mike@jelmerturner.com

**J. ELMER TURNER**  
"SINCE 1898"

# THE SPACE

Location **5454 Lemmon Ave  
Dallas, TX 75209**

## HIGHLIGHTS

- 4,400 sqft of retail space available
- Located at Lemmon Ave & N Versailles Ave, 0.7 miles west of the Dallas North Tollway
- Prime location and identity with major signage
- Located in a busy trade area with excellent visibility and easy access
- Lemmon Ave traffic counts: 39,518 VPD



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,794	156,888	374,066

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$130,965	\$160,341	\$147,472

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,347	83,459	181,320



**LOWE'S**

*Park Place*  
DEALERSHIPS

**BRAUM'S**

**DISCOUNT TIRE**

**BANK OF AMERICA**

**WELLS FARGO**

**CVS pharmacy**

**7-ELEVEN**



**SITE**

**CLAYCOOLEY**  
VOLKSWAGEN OF PARK CITIES

**PARK CITIES**  
Ford

**enterprise**

Maple Lawn  
Elementary  
School



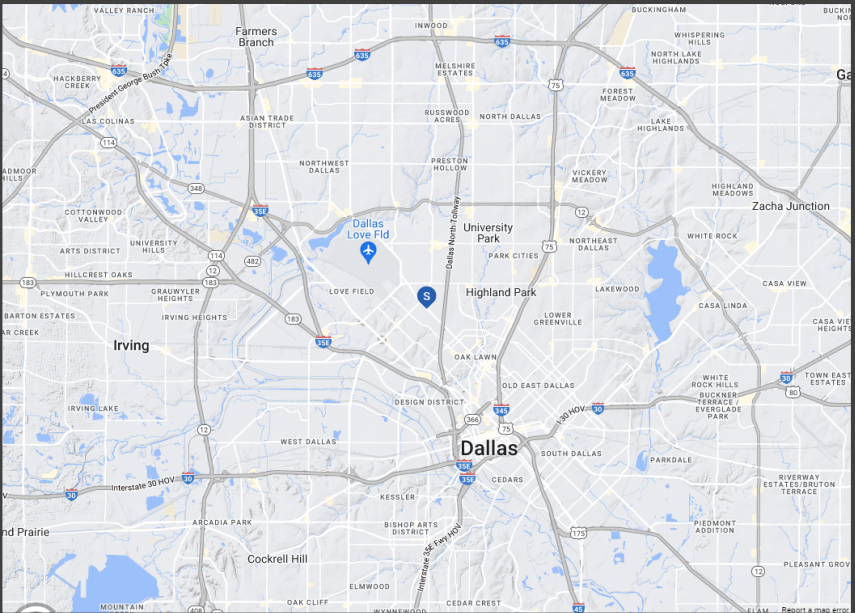
**Maple Lawn**  
Elementary School

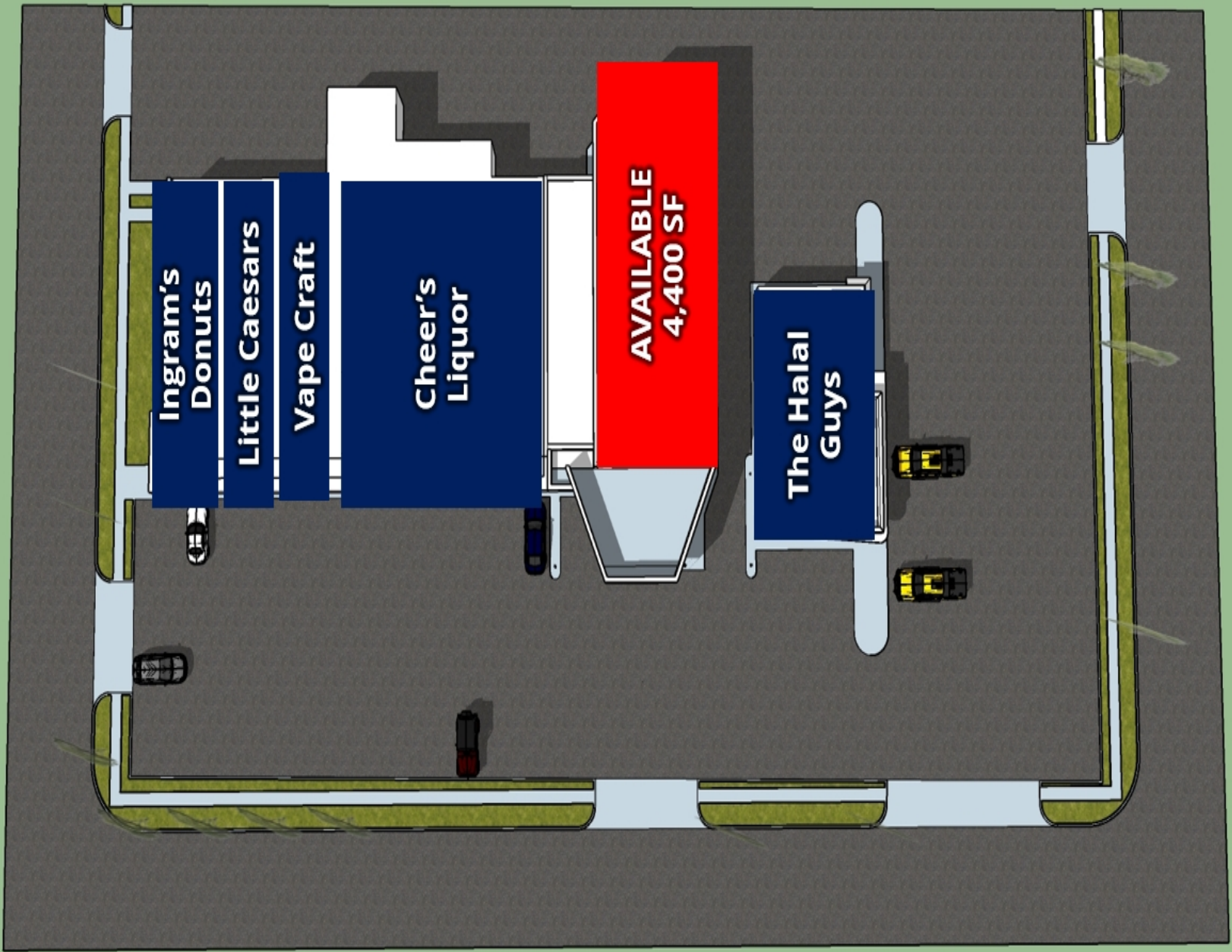
**Locale  
Apartments**

**ASTON MARTIN**  
Aston Martin Dallas  
An Avondale Dealership

**HONDA**  
John Eagle Honda of  
Dallas

**O'Reilly AUTO PARTS**





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	23,240	118,660	332,063
2010 Population	18,626	122,996	322,189
2023 Population	21,794	156,888	374,066
2028 Population	22,335	166,206	395,300
2023 African American	2,550	15,177	42,938
2023 American Indian	245	1,074	3,339
2023 Asian	1,643	10,971	21,219
2023 Hispanic	6,311	33,254	115,022
2023 Other Race	2,326	12,322	46,742
2023 White	11,814	98,255	204,469
2023 Multiracial	3,205	19,001	55,148
2023-2028: Population: Growth Rate	2.45 %	5.80 %	5.55 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,018	6,305	15,364
\$15,000-\$24,999	454	3,233	9,113
\$25,000-\$34,999	844	3,779	11,118
\$35,000-\$49,999	1,325	6,409	16,749
\$50,000-\$74,999	1,854	11,817	25,429
\$75,000-\$99,999	1,084	8,155	18,260
\$100,000-\$149,999	1,921	14,179	27,446
\$150,000-\$199,999	822	8,468	17,208
\$200,000 or greater	2,025	21,105	40,622
Median HH Income	\$78,335	\$105,033	\$91,330
Average HH Income	\$130,965	\$160,341	\$147,472

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	10,399	55,183	141,019
2010 Total Households	8,748	58,187	137,728
2023 Total Households	11,347	83,459	181,320
2028 Total Households	11,781	90,787	197,194
2023 Average Household Size	1.92	1.82	2.00
2000 Owner Occupied Housing	3,334	20,282	49,542
2000 Renter Occupied Housing	6,447	30,425	80,949
2023 Owner Occupied Housing	4,230	27,251	61,376
2023 Renter Occupied Housing	7,117	56,208	119,944
2023 Vacant Housing	1,438	9,674	22,233
2023 Total Housing	12,785	93,133	203,553
2028 Owner Occupied Housing	4,412	28,491	64,170
2028 Renter Occupied Housing	7,370	62,296	133,024
2028 Vacant Housing	1,397	8,985	20,928
2028 Total Housing	13,178	99,772	218,122
2023-2028: Households: Growth Rate	3.75 %	8.50 %	8.45 %

Source: esri

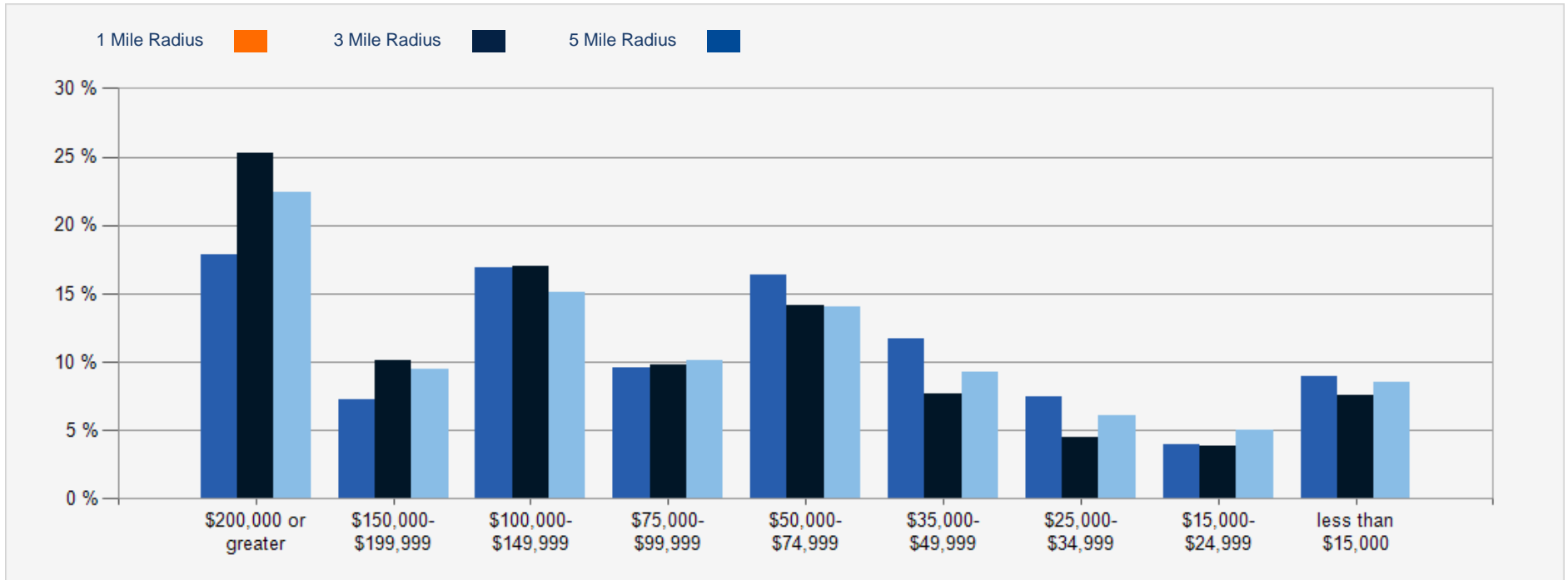
<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	2,790	22,801	47,868
2023 Population Age 35-39	1,986	13,443	31,922
2023 Population Age 40-44	1,504	9,974	25,406
2023 Population Age 45-49	1,255	7,895	20,724
2023 Population Age 50-54	1,341	8,149	20,539
2023 Population Age 55-59	1,327	7,956	18,940
2023 Population Age 60-64	1,225	7,564	17,993
2023 Population Age 65-69	989	5,990	14,243
2023 Population Age 70-74	777	4,465	10,799
2023 Population Age 75-79	545	3,412	7,965
2023 Population Age 80-84	283	1,859	4,713
2023 Population Age 85+	255	1,727	4,804
2023 Population Age 18+	18,830	137,083	313,680
2023 Median Age	37	34	34

<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$71,501	\$96,252	\$87,266
Average Household Income 25-34	\$103,003	\$133,094	\$124,804
Median Household Income 35-44	\$99,502	\$125,410	\$111,485
Average Household Income 35-44	\$149,871	\$183,786	\$169,554
Median Household Income 45-54	\$102,460	\$148,629	\$123,248
Average Household Income 45-54	\$158,835	\$210,004	\$187,484
Median Household Income 55-64	\$101,875	\$141,464	\$113,941
Average Household Income 55-64	\$160,061	\$203,698	\$180,393
Median Household Income 65-74	\$72,934	\$100,815	\$79,064
Average Household Income 65-74	\$142,683	\$173,605	\$150,840
Average Household Income 75+	\$129,592	\$135,793	\$114,667

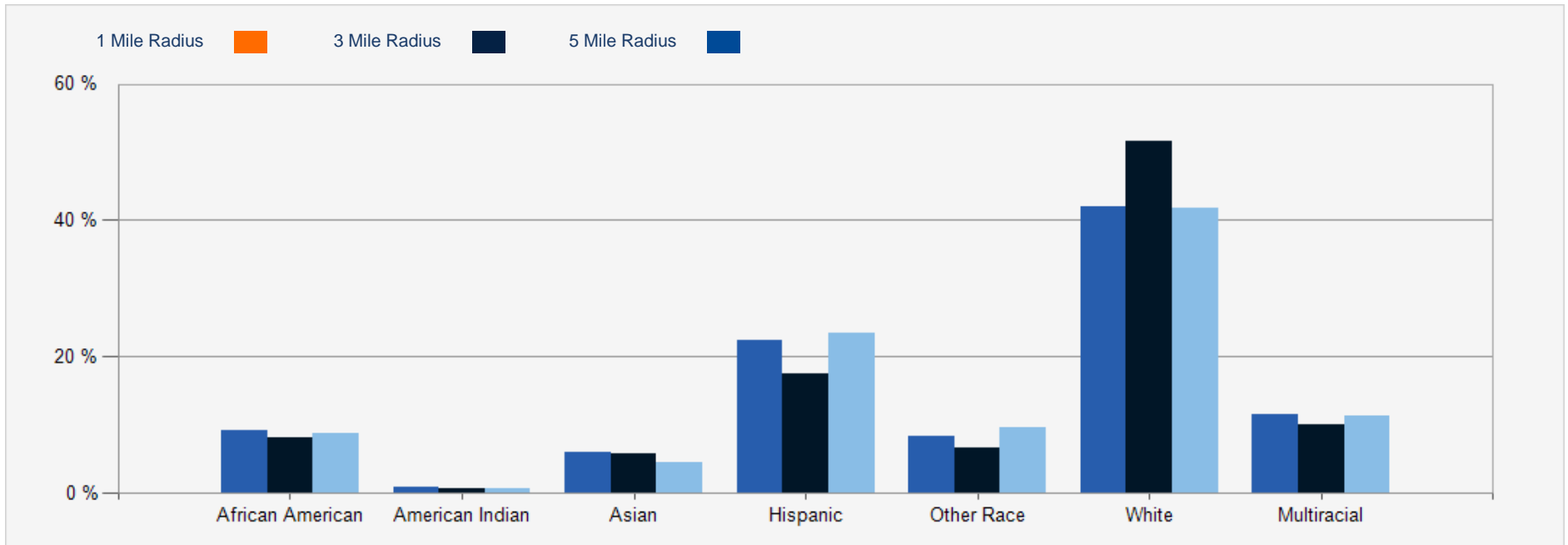
<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	2,556	22,336	46,346
2028 Population Age 35-39	2,215	16,362	37,594
2028 Population Age 40-44	1,650	11,505	28,385
2028 Population Age 45-49	1,437	9,445	24,176
2028 Population Age 50-54	1,281	7,997	20,460
2028 Population Age 55-59	1,244	8,049	19,834
2028 Population Age 60-64	1,151	7,411	17,827
2028 Population Age 65-69	1,078	6,770	16,226
2028 Population Age 70-74	923	5,449	13,043
2028 Population Age 75-79	691	4,275	10,019
2028 Population Age 80-84	423	2,821	6,840
2028 Population Age 85+	309	2,193	5,956
2028 Population Age 18+	19,271	145,879	334,083
2028 Median Age	38	35	35

<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$79,774	\$104,501	\$97,841
Average Household Income 25-34	\$116,308	\$147,962	\$139,812
Median Household Income 35-44	\$105,368	\$134,590	\$121,776
Average Household Income 35-44	\$158,671	\$194,534	\$181,877
Median Household Income 45-54	\$110,794	\$160,533	\$140,315
Average Household Income 45-54	\$172,796	\$226,225	\$205,560
Median Household Income 55-64	\$113,809	\$160,029	\$134,920
Average Household Income 55-64	\$178,447	\$223,955	\$200,643
Median Household Income 65-74	\$80,482	\$113,984	\$92,123
Average Household Income 65-74	\$153,918	\$191,701	\$169,001
Average Household Income 75+	\$148,314	\$159,173	\$138,103

## 2023 Household Income

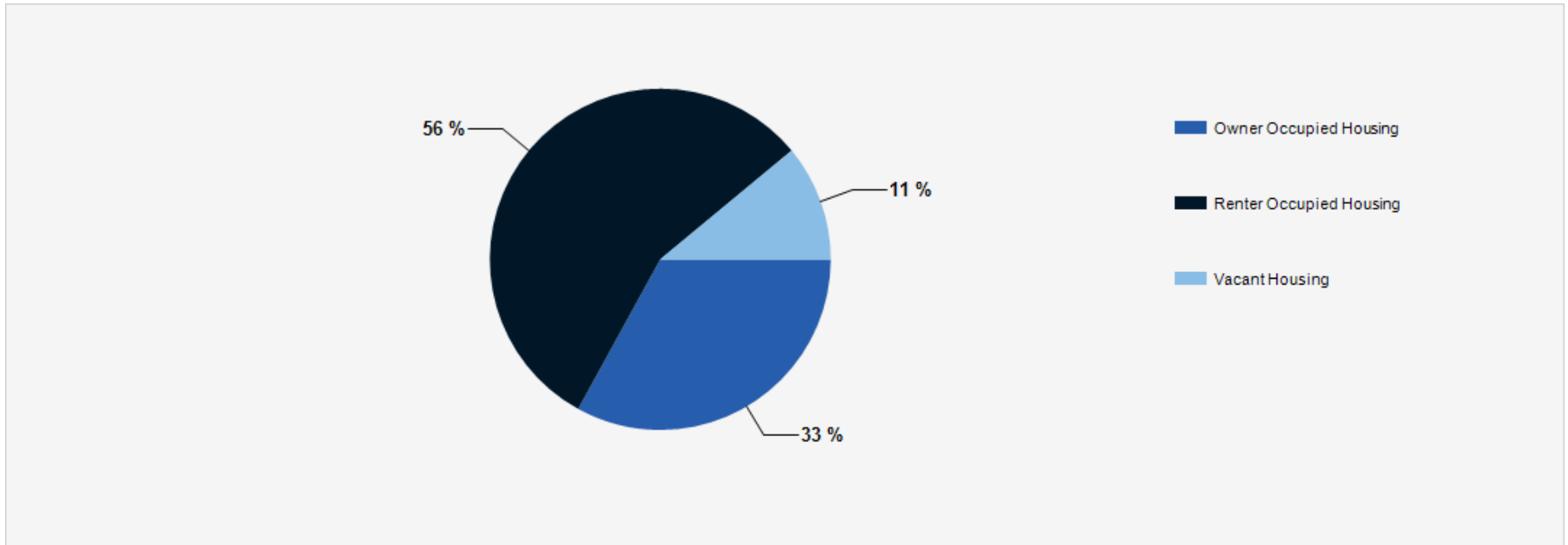


## 2023 Population by Race

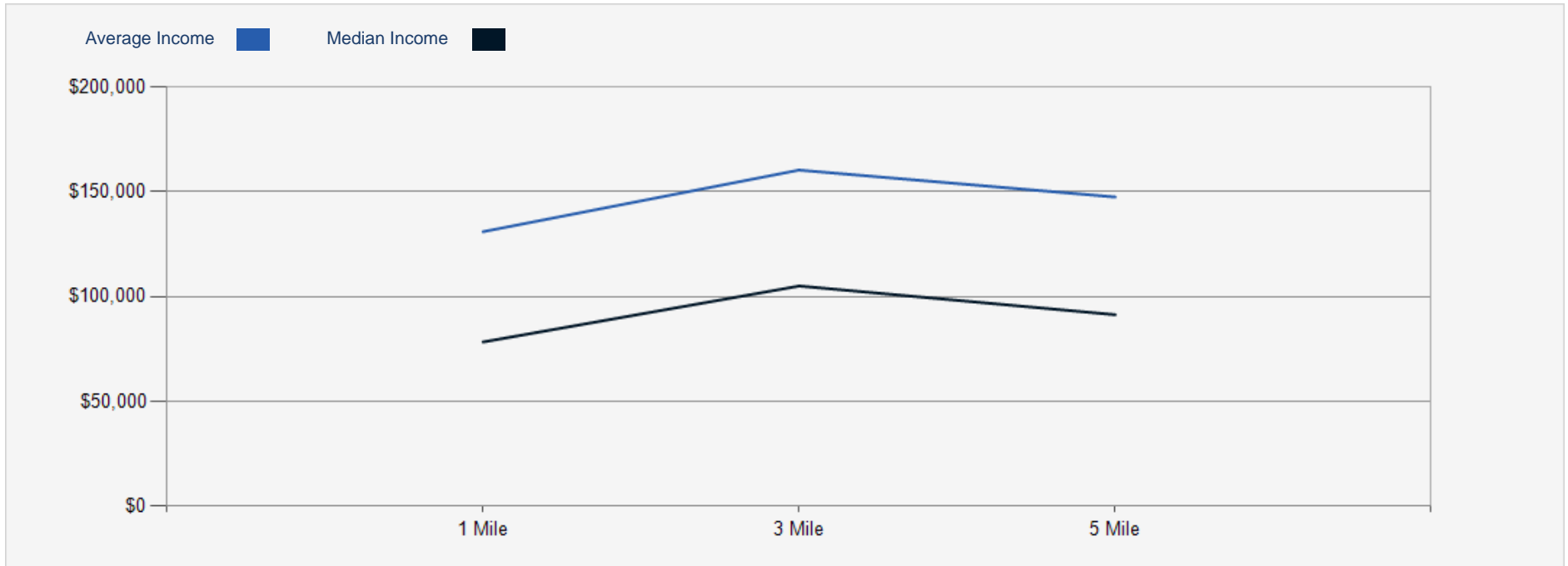




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





# 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.

<b>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan F. Turner</b>	<b>681322</b>	<b>logan@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services | Date

Regulated by the Texas Real Estate Commission  
Information available at www.trec.texas.gov  
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