



**CAKE BAR**

**AP ALLIANCE PERSONNEL AGENCY**

**MYS**  
MEDICAL & WELLNESS SPA

**THE BARBER CAFE**

**WV**

**FOR LEASE**

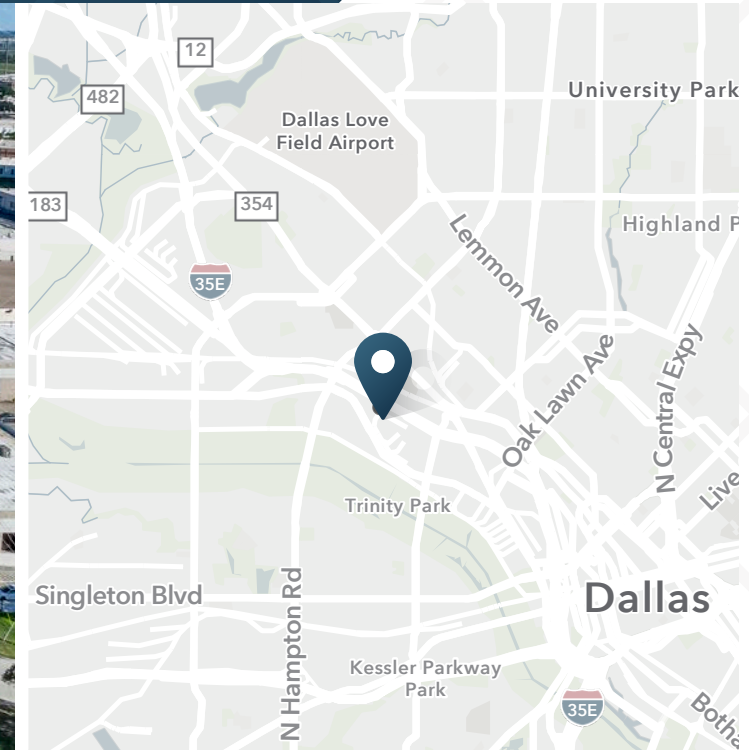
**2nd Generation Retail Available**

2629 N Stemmons Fwy | Dallas, TX



# 2nd Generation Retail Available

2629 N Stemmons Fwy | Dallas, TX 75207



**FOR LEASE**

43,034 SF

Bldg

4,828± SF

Total Available

2,953± SF

Suite 218

1,875± SF

Suite 106

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- 2nd Generation Retail now available
- Fantastic visibility off I-35
- Exceptional Daytime Population of 231K in 3-mile
- Heavily trafficked corridor adjacent to Medical District
- Join Taco Cabana, Cake Bar, and other strong local

Tenants

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

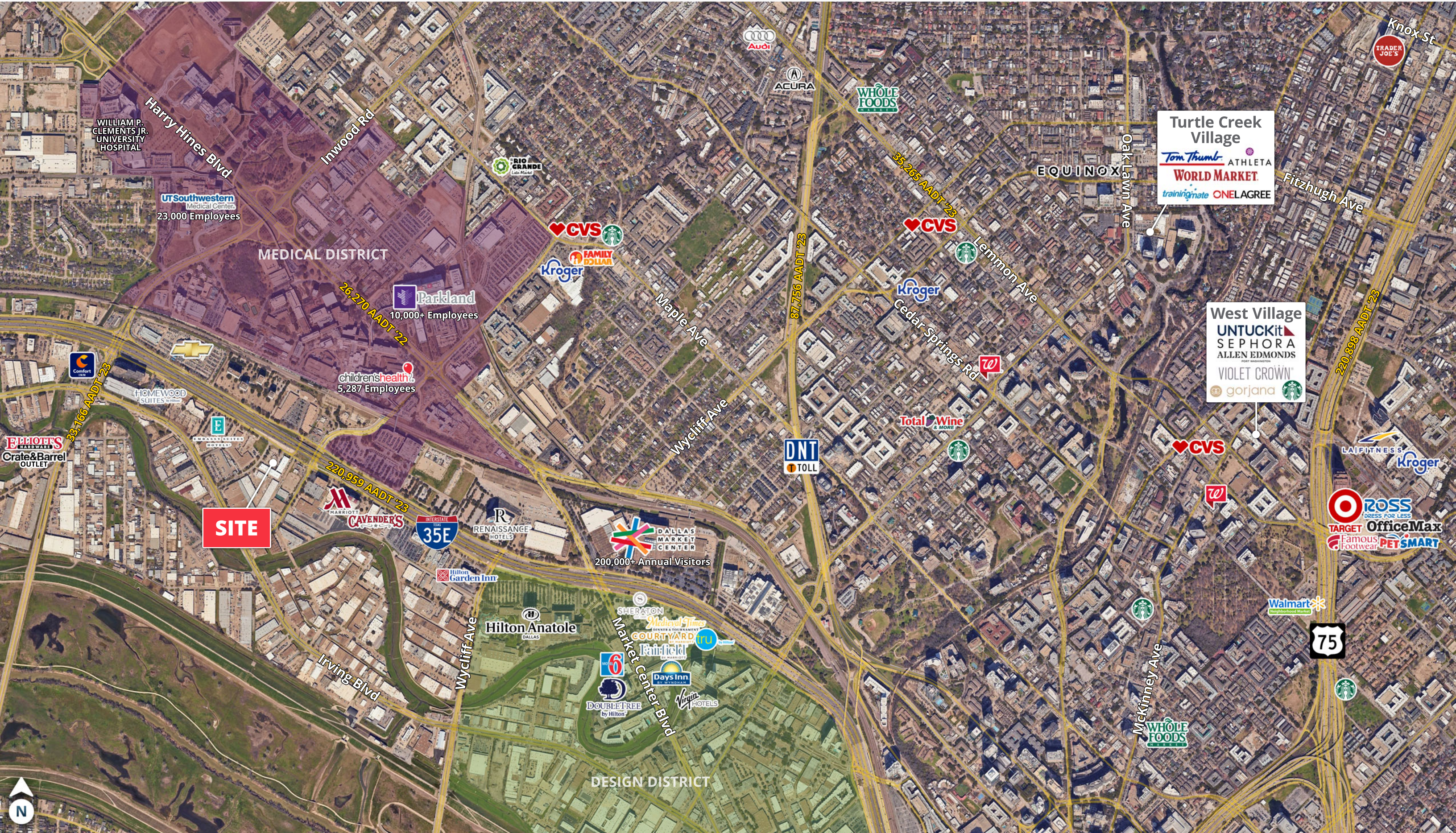
N Stemmons Fwy

Year: 2023 | Source: TxDOT

220,959 AADT

# Trade Area

Dallas, TX



WILLIAM P. CLEMENTS JR. UNIVERSITY HOSPITAL

Harry Hines Blvd  
Inwood Rd

UT Southwestern  
Medical Center  
23,000 Employees

MEDICAL DISTRICT

Parkland  
10,000+ Employees

children'shealth  
5,287 Employees

**SITE**

MARRIOTT  
CAVENDERS

INTERSTATE  
35E

RENAISSANCE  
HOTELS

Hilton  
Garden Inn

Hilton  
Anatole  
DALLAS

Irving Blvd  
Wycliff Ave

DALLAS  
MARKET  
CENTER  
200,000+ Annual Visitors

SHERATON  
Market Center Blvd

MEDIAL TIMES  
COURTYARD  
TRU

Days Inn  
ST. WYNONAH

DOUBLE TREE  
by Hilton

Virgin  
HOTELS

DESIGN DISTRICT

Audi

ACURA

WHOLE  
FOODS

RIO  
GRANDE  
Lobo Market

CVS

FAMILY  
DOLLAR

Kroger

Maple Ave  
Wycliff Ave

87,756 AADT '23

CVS

Kroger

Cedar Springs Rd

Total  
Wine  
& MORE

DNT  
TOLL

Starbucks

EQUINOX

Oak Lawn Ave

Turtle Creek  
Village  
Tom Thumb ATHLETA  
WORLD MARKET  
trainingmate ONELAGREE

West Village  
UNTUCKit  
SEPHORA  
ALLEN EDMONDS  
VIOLET CROWN  
gorjana Starbucks

CVS

Walmart

ROSS  
DRESS FOR LESS  
TARGET OfficeMax  
Famous Footwear PET SMART

LAIFITNESS  
Kroger

Walmart  
Neighborhood Market

75

McKinney Ave

WHOLE  
FOODS

Knox St

TRADER  
JOE'S

Fitzhugh Ave

220,898 AADT '23

Starbucks

Starbucks

Starbucks

# 2629 N Stemmons Freeway

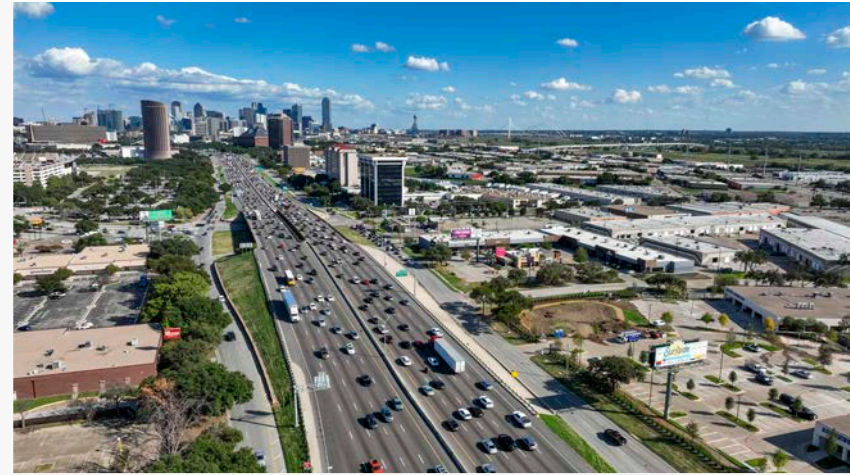
Dallas, TX





# Photos

2629 N Stemmons Fwy | Dallas, TX 75207



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2024 Estimated Population	5,058	126,978	348,608
2029 Projected Population	5,650	138,813	371,864
Proj. Annual Growth 2024 to 2029	2.24%	1.80%	1.30%

### Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	57,076	318,352	611,933
Workers	55,081	279,660	481,116
Residents	1,995	38,692	130,817

### Income

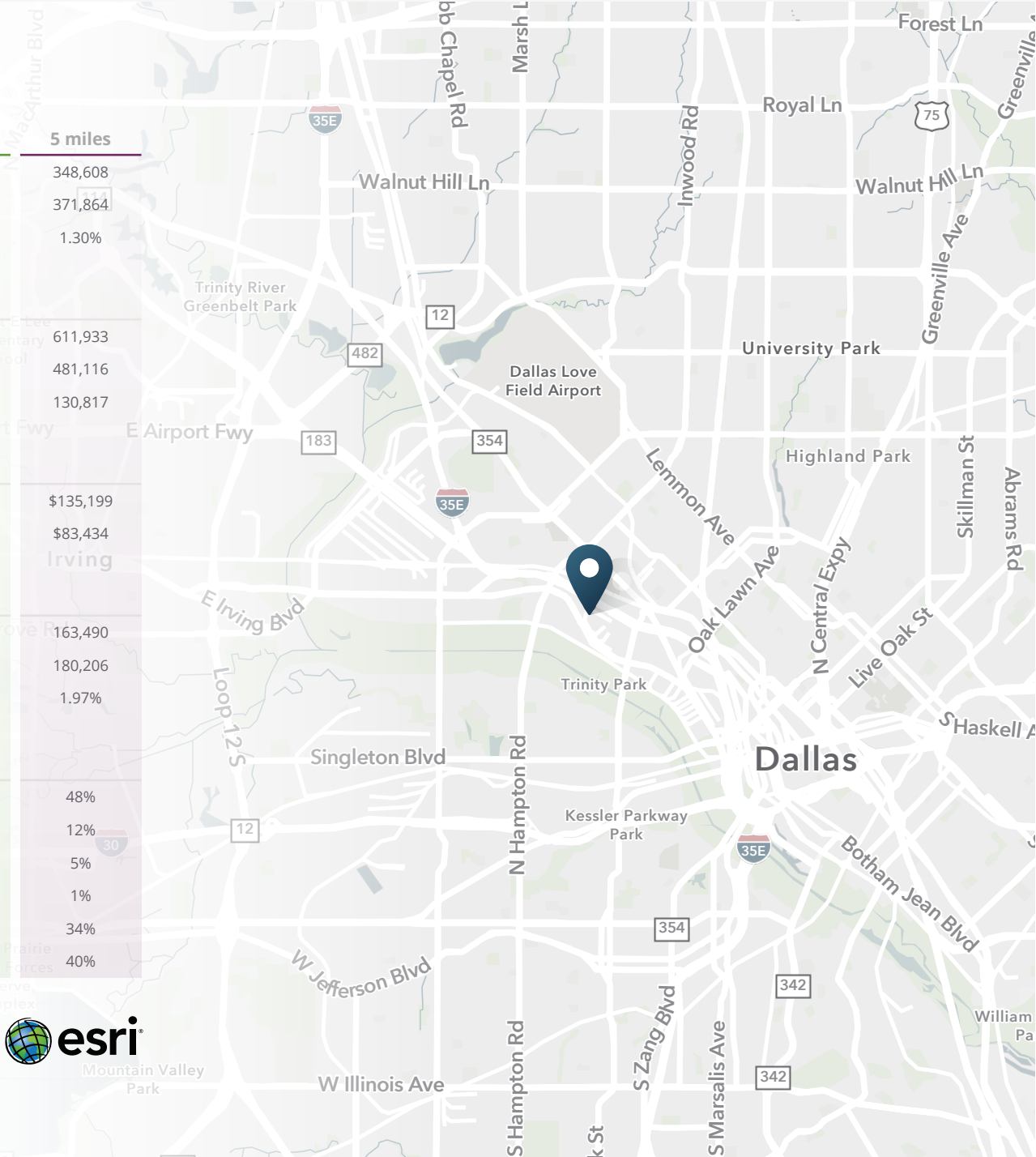
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$87,074	\$133,572	\$135,199
2024 Est. Median Household Income	\$63,006	\$88,186	\$83,434

### Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	2,502	67,978	163,490
2029 Estimated Households	2,989	76,578	180,206
Proj. Annual Growth 2024 to 2029	3.62%	2.41%	1.97%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	33%	50%	48%
2024 Est. Black or African American	28%	17%	12%
2024 Est. Asian or Pacific Islander	9%	6%	5%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	29%	26%	34%
2024 Est. Hispanic (Any Race)	32%	31%	40%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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