

**TENANT STILL OPERATING -
DO NOT DISTURB**



4425 LOVERS LANE | 4425 LOVERS LN, DALLAS, TX 75225

Features

Superior high-traffic location on Lovers Lane. The property is surrounded by the affluent community of both Highland Park and University Park. Nearby exclusive retailers such as Drip Coffee, Elements, Dr. Delphinium Designs in the area. Just minutes away from Uptown and Downtown Dallas.

CONFIDENTIAL: The offering of the property is on a strictly confidential basis. The current Tenant is still in operations at the location. Please do not contact or disturb the Tenant or Tenant's employees, customers or invitees. Any communication including the coordination of property inspections will be conducted through the listing Broker only.

FOR LEASE

TOTAL SF: 3,800
AVAILABLE SF: 1,285
CONTACT FOR MORE INFORMATION

Traffic Counts

Lovers Lane 13,938 VPD

Demographics YEAR: 2024

	1 MILE	3 MILE	5 MILE
Total Population	15,665	150,239	395,118
Total Households	5,932	72,627	191,595
Average HH Income	\$278,964	\$174,064	\$154,097
5 Year Population	1.64%	1.84%	3.36%

Area Retailers & Businesses



Michelle Caplan
Executive Vice President
214.720.6661
mcaplan@weitzmangroup.com

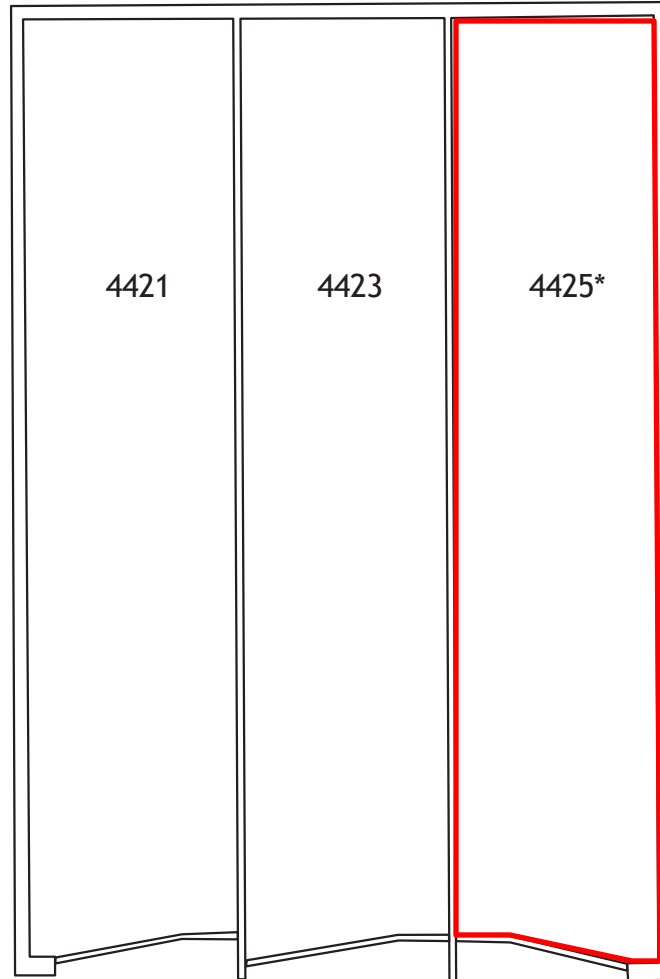
Addison Gragson
Assistant Vice President
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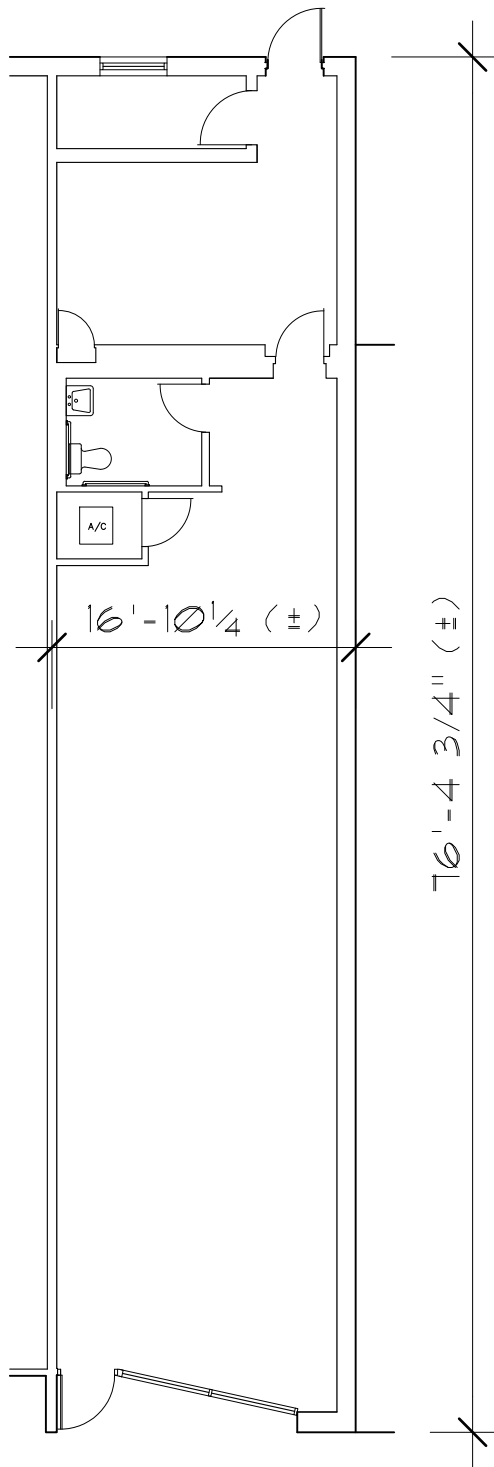
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*Occupied but
available



LOVERS LANE



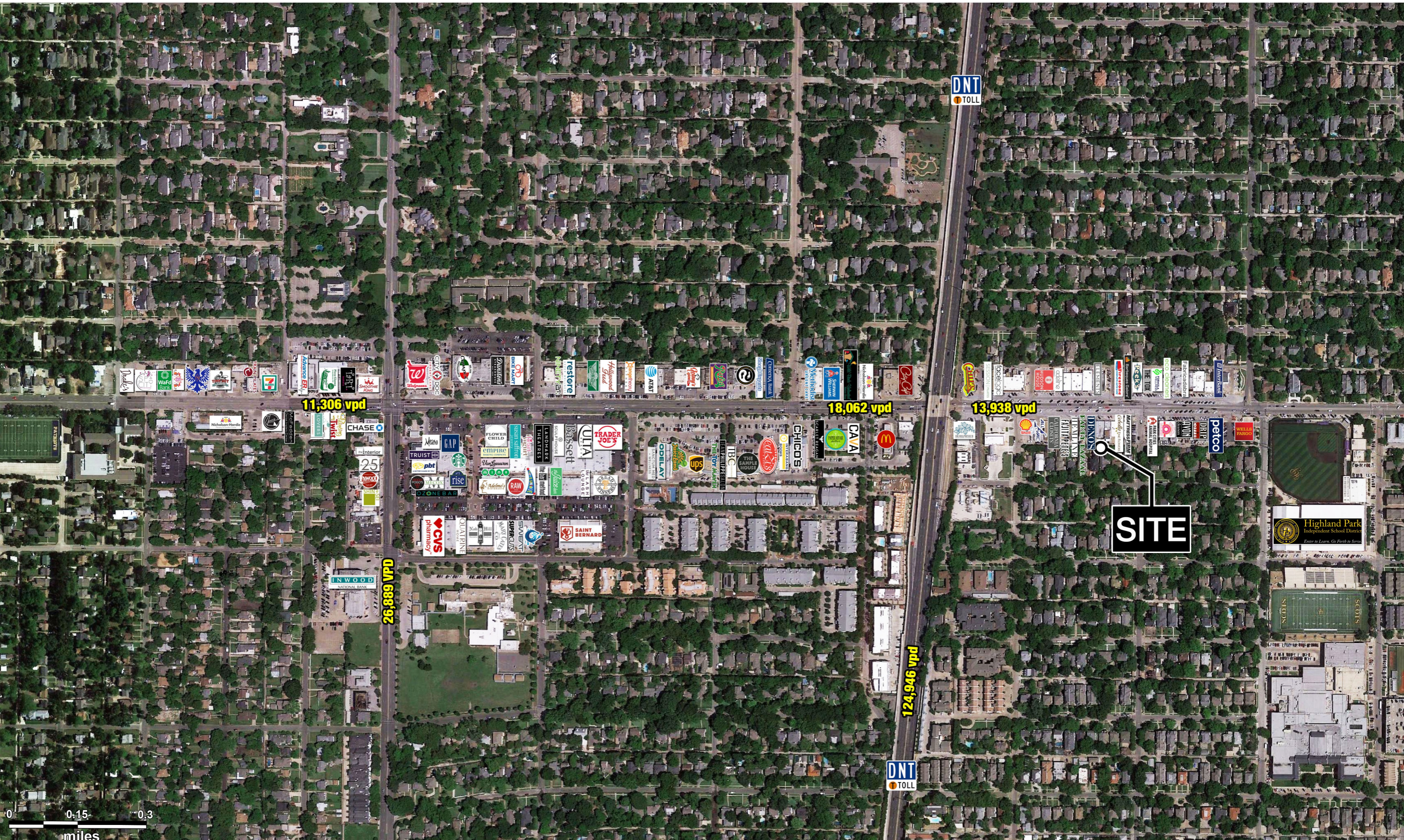


FLOOR PLAN

1,285 S.F.

SCALE: $\frac{3}{32}'' = 1' - 0''$

4425 Lovers Ln
Dallas, Texas 75225



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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Robert E. Young, Jr.

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Michelle Weitzman Caplan

Sales Agent/Associate's Name

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License No.

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Email

214-720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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