



IRVING TOWNE CENTER | RETAIL | 3301-3401 W AIRPORT FRWY, IRVING, TX 75062

Features

Irving Towne Center is strategically located at Irving's intersection at the NE corner of SH-183 and Belt Line Road next to Irving Mall. This premier shopping center offers strong local and regional tenants. irvingtownecenter.com

- Anchored by Target
- Excellent tenant mix
- Great freeway visibility

FOR LEASE

TOTAL SF: 118,487
AVAILABLE SF: 16,227
MIN CONTIGUOUS SF: 1,170
MAX CONTIGUOUS SF: 2,310
CONTACT FOR MORE INFORMATION
NNN: \$7.57 PER SF/YR EST.

Traffic Counts

SH-183	199,495 VPD
N Belt Line Road	81,156 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		21,104	130,764	251,595
Total Households		6,982	47,076	96,083
Average Household Income		\$73,596	\$85,141	\$94,650
Total Daytime Population		26,626	135,031	325,551

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Area Retailers & Businesses

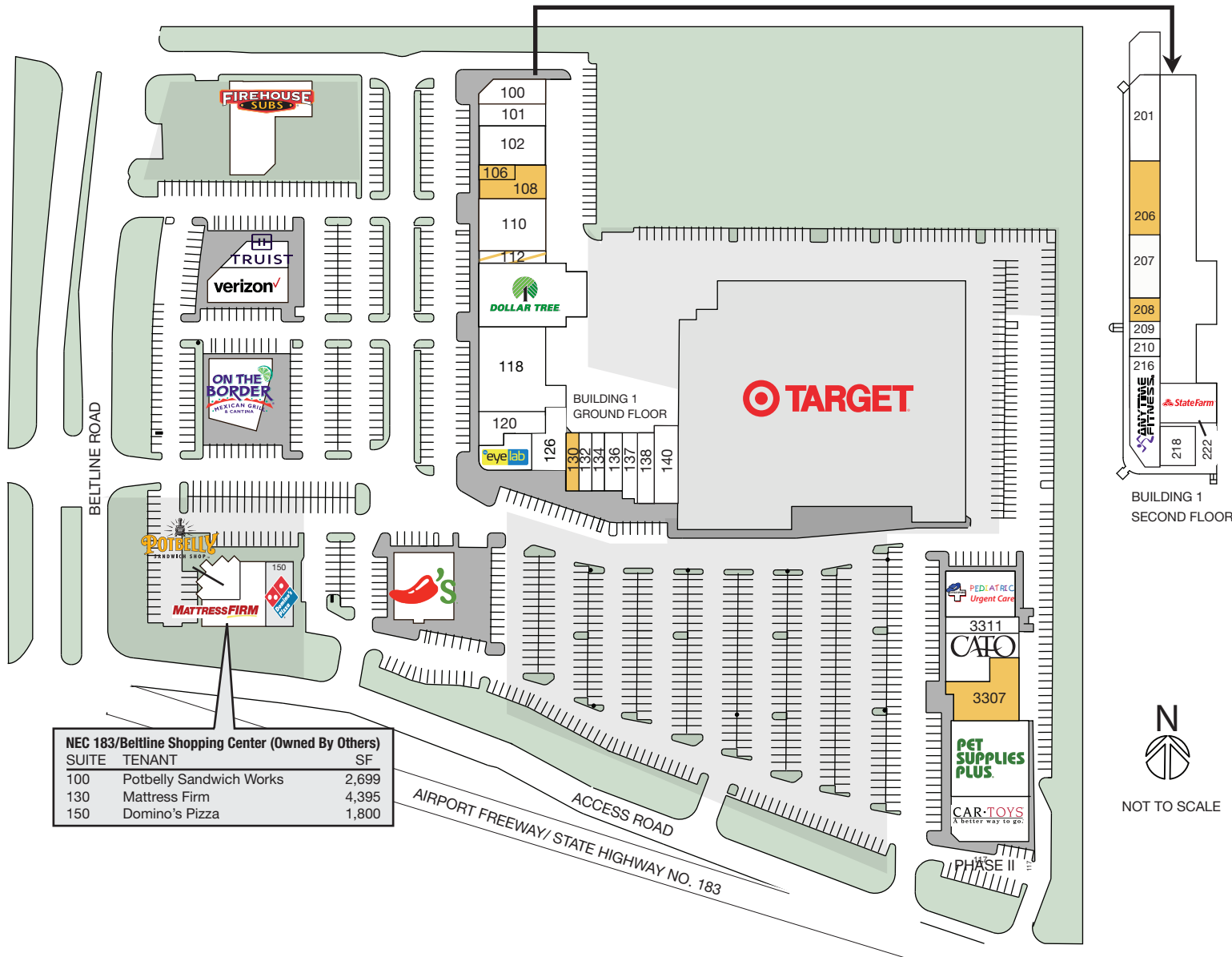


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weitzman®

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3401 W AIRPORT FRWY, IRVING, TX 75062



Available Space

106	765 sf	2nd Floor	
108	2,310 sf	206	3,871 sf
112*	1,875 sf	208	1,600 sf
130	1,170 sf		
3307	4,636 sf		

*Occupied but Available

Current Tenants

100	Arteco Design	2,000 sf
101	Atlas Medical	2,000 sf
102	Hadramout Restaurant	4,351 sf
110	Peak Restaurant	3,183 sf
112	Argentina Bakery	1,875 sf
114	Dollar Tree	9,438 sf
118	Gimme!	8,796 sf
120	Realife Nutrition	1,911 sf
122	My EyeLab	1,912 sf
126	Yogurt Zone	2,527 sf
132	Taco Rey	973 sf
134	Mold & Art	1,103 sf
136	Eye Candy	1,304 sf
137	Hertz	1,322 sf
138	Zero Degrees	1,603 sf
140	Caesars Nail Lounge	2,803 sf

2nd Floor

201	Best of Stacy Studio	3,829 sf
207	ISE Academy	2,019 sf
209	Enhanced Styles	750 sf
210	APV Studios	750 sf
216	Anytime Fitness	4,760 sf
218	Arrow Workforce Solutions	1,384 sf
222	State Farm Insurance	915 sf
2420	Verizon Wireless	3,571 sf
2420a	Truist Bank	2,329 sf
2400	On The Border	5,600 sf
3421	Chili's	6,117 sf

Phase II

3301	Car Toys	6,000 sf
3305	Pet Supplies Plus	8,000 sf
3308	Cato	4,671 sf
3311	Thai Restaurant	1,600 sf
3313	Little Spurs Pediatrics	4,739 sf
GL	Metrocell/Cell Tower	570 sf



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 listening 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/Tenant/Seller/Landlord Initials

Date

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