



CARUTH HAVEN PLAZA | 6103-6123 GREENVILLE AVE, DALLAS, TX 75206

Features

Now fully leased! This Starbucks-anchored center benefits from it's prime location on Greenville Avenue, one of Dallas' best known retail & entertainment districts. Be sure to check out the curated neighborhood-focused tenant mix, caruthhavenplaza.com

FOR LEASE

TOTAL SF: 16,776

AVAILABLE SF: 1,000

CONTACT FOR MORE INFORMATION

NNN: \$19.61 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Greenville Avenue	23,549 VPD	Total Population		28,334	162,461	442,100
Caruth Haven Lane	14,535 VPD	Daytime Population		40,006	195,982	533,330
		Average Household Income		\$110,564	\$171,988	\$149,752
		5 Year Growth Population		-0.22%	0.23%	0.40%

Bryn Carden

Associate

214.954.0600

bcarden@weitzmangroup.com

Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

CARUTH HAVEN PLAZA

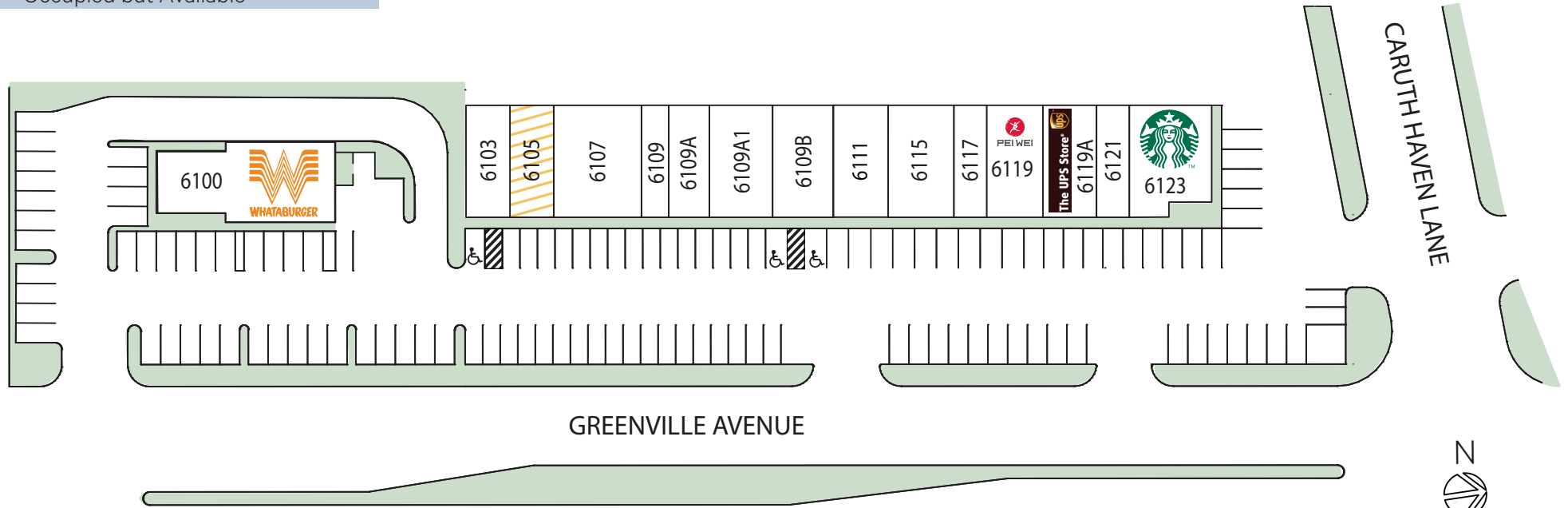
6100 GREENVILLE AVE, DALLAS, TX 75206

Available Space

6105 * 1,000 sf

* Occupied but Available

I-75 CENTRAL EXPRESSWAY



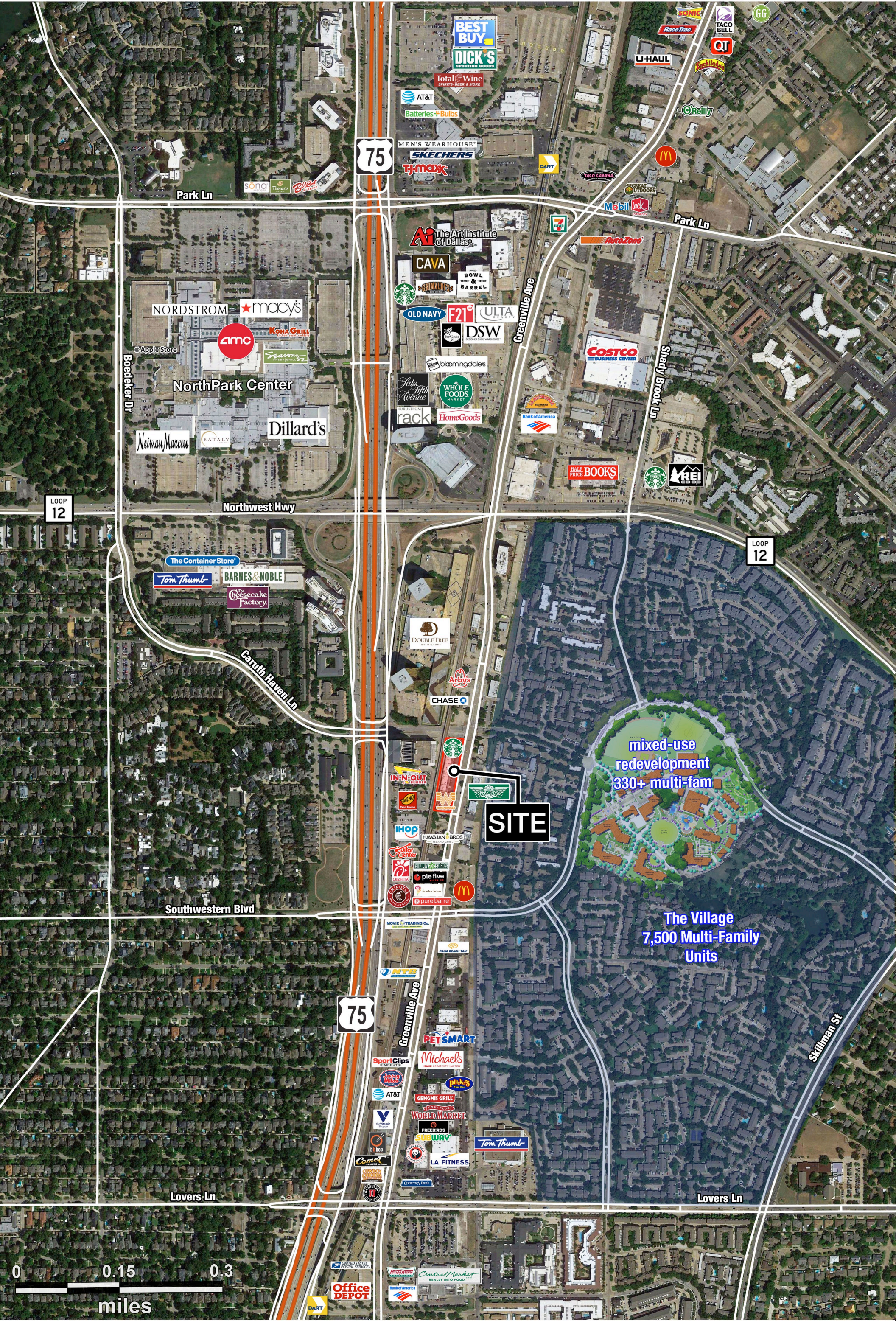
GREENVILLE AVENUE



NOT TO SCALE

Current Tenants

6103	Dry Clean Super Center	1,000 sf	6111	Tommy's Girl	1,200 sf
6105	Craft Boba Tea	1,000 sf	6115	Nails Now Salon	1,200 sf
6107	Zaap Lao & Thai Street Eats	2,000 sf	6117	Payrite Optical	650 sf
6109	Gamestop	1,173 sf	6119	Pei Wei To-Go	1,255 sf
6109-A	YaYa Foot Spa	863 sf	6119-A	UPS Store	1,326 sf
6109-A1	I Fratelli	1,173 sf	6121	UBreakiFix	750 sf
6109B	Starting Strength Dallas	1,512 sf	6123	Starbucks	2,000 sf
			6100	Whataburger	



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:\PS\Dallas\FA\Caruth Haven January 2024

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. **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
 - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Bryn Carden

Sales Agent/Associate's Name

807178

License No.

bcarden@weitzmangroup.com

Email

(214) 720-6601

Phone

Buyer/Tenant/Seller/Landlord Initials

Date