



CEDAR PARK SHOPPING CENTER | 207-331 S CEDAR RIDGE DR, DUNCANVILLE, TX 75116

Features

Cedar Park is a 51,621 SF neighborhood retail center anchored by national tenants ALDI and Dollar Tree. Cedar Park provides high visibility at one of Duncanville's major thoroughfares at Cedar Ridge Drive and Wheatland Road. cedarparkduncanville.com

- Excellent co-tenancy of healthcare, fashion, grocery, general merchandise and service retailers

FOR LEASE

TOTAL SF: 51,621
AVAILABLE SF: 4,053
MIN CONTIGUOUS SF: 4,053
MAX CONTIGUOUS SF: 4,053
CONTACT FOR MORE INFORMATION
NNN: \$5.20 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Cedar Ridge Drive	20,346 VPD	Total Population		10,275	88,359	182,499
W Wheatland Road	14,110 VPD	Total Households		3,336	30,777	63,700
		Average Household Income		\$90,005	\$82,377	\$85,088
		Total Daytime Population		13,510	76,133	178,149

Matt Luedtke
Vice President
214.720.6605
mluedtke@weitzmangroup.com

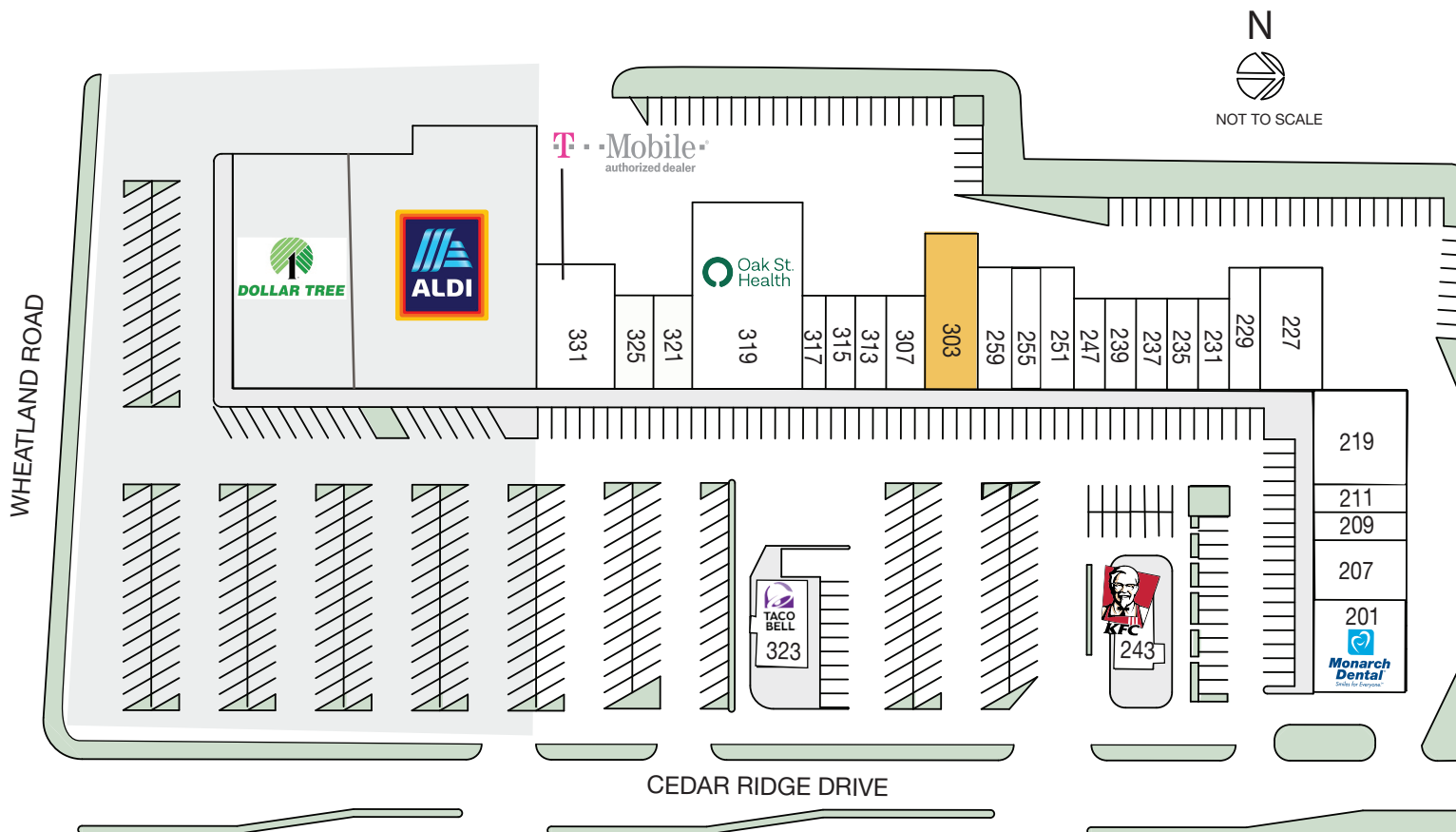
Area Retailers & Businesses



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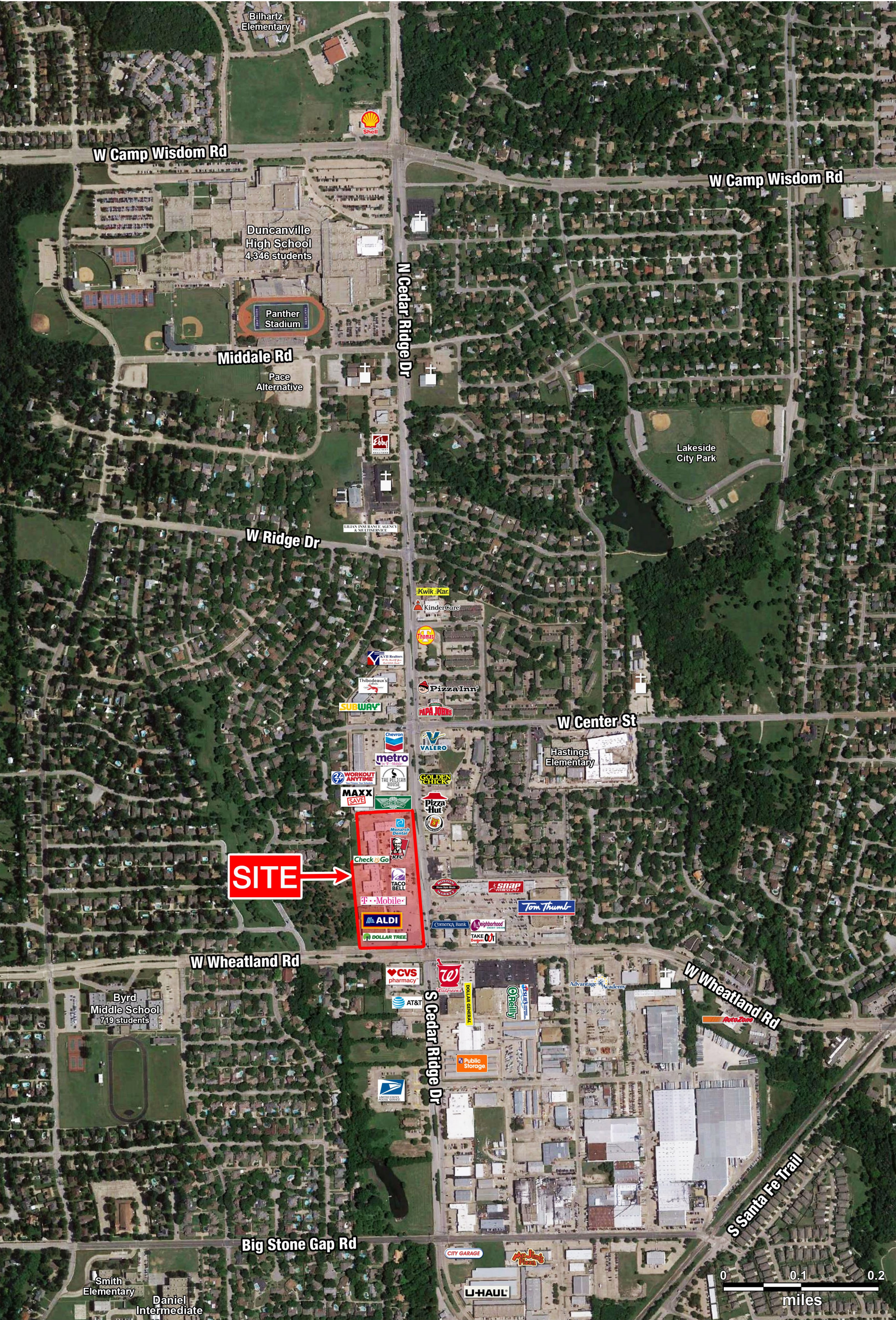
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Available Space	
303	4,053 sf

Current Tenants

307	Best Donuts	1,047 sf	201	Monarch Dental	3,400 sf	235	Seasons Nails	990 sf
313	Travel Agents of Duncanville	1,020 sf	207	Onin Staffing	2,030 sf	237	Appliance Outlet	1,020 sf
315	Truly Jazzy Boutique	1,020 sf	209	Krystal Cleaners	624 sf	239	Gentleman Culture	1,200 sf
317	Anna Tailor Shop	840 sf	211	KMS Glam Studio	1,200 sf	243	Kentucky Fried Chicken	1,557 sf
319	Oak Street Health	8,400 sf	219	Journey Dance Center	3,920 sf	247	Fragrance Depot	1,800 sf
331	T-Mobile Limited	4,000 sf	227	Lavishing Lashes	3,260 sf	251	JZ Embroidery	1,920 sf
325	Papa John's	1,348 sf	229	Melonie Ann's Boutique	1,400 sf	255	The Joint	1,455 sf
321	Gone Postal	1,652 sf	231	Amy's African Hair Braiding	960 sf	259	Good Hair Day Salon	1,500 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.

The Weitzman Group

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

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Matthew Edwin Luedtke

Sales Agent/Associate's Name

501594

License No.

mluedtke@weitzmangroup.com

Email

214-720-6605

Phone

Buyer/Tenant/Seller/Landlord Initials

Date