



DAL-RICH TOWNE SQUARE | 101 S COIT RD, RICHARDSON, TX 75080

Features

Dal-Rich Towne Square is a 163,000 SF neighborhood center anchored by Cottonwood Market at the highly visible intersection of S Coit Road and W Belt Line Road. Major renovation has given the historic center an updated look and new tenant visibility.

dalrichtownesquare.com

FOR LEASE

TOTAL SF: 162,962

AVAILABLE SF: 24,553

MIN CONTIGUOUS SF: 1,023

MAX CONTIGUOUS SF: 7,019

CONTACT FOR MORE INFORMATION

NNN: \$6.07 PER SF/YR EST.

Traffic Counts

| | |
|------------------|------------|
| S Coit Road | 48,336 VPD |
| W Belt Line Road | 33,816 VPD |

Demographics

| | YEAR: 2023 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|------------|-----------|-----------|-----------|
| Total Population | | 20,779 | 151,633 | 385,428 |
| Total Households | | 6,815 | 61,953 | 168,549 |
| Average Household Income | | \$113,243 | \$111,645 | \$117,122 |
| Total Daytime Population | | 16,805 | 202,642 | 601,410 |

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Lynn Van Amburgh

Senior Vice President

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Area Retailers & Businesses

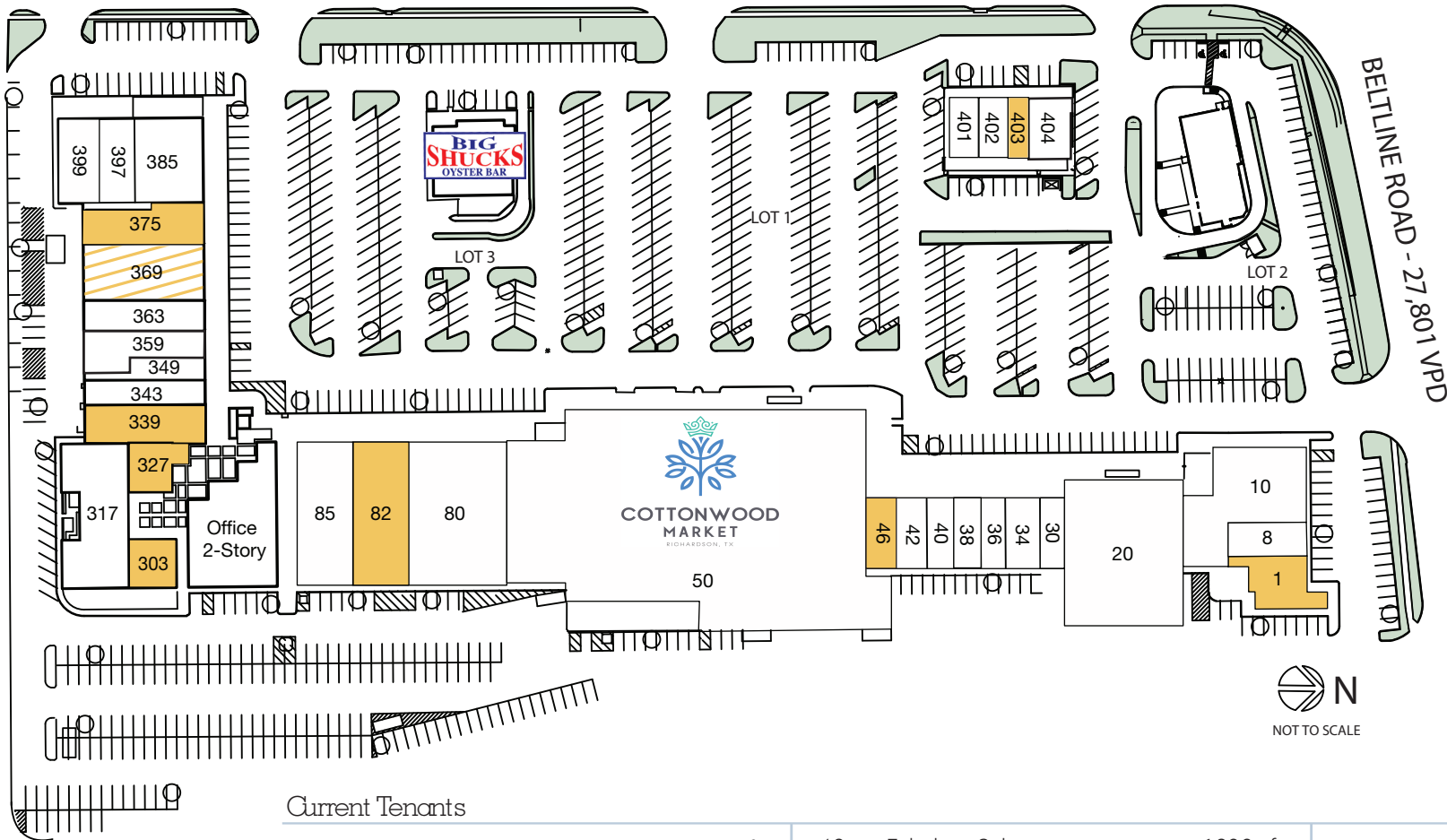


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weitzman®

DAL-RICH TOWNE SQUARE | SEC OF COIT RD & BELTLINE RD, RICHARDSON, TX 75080

COIT ROAD - 48,336 VPD



Available Space

| | |
|------|----------|
| 1 | 2,987 sf |
| 46 | 1,200 sf |
| 82 | 7,019 sf |
| 303 | 1,600 sf |
| 327 | 1,607 sf |
| 339 | 2,740 sf |
| 369* | 4,200 sf |
| 375 | 3,180 sf |
| 403 | 1,023 sf |

*Occupied but Available

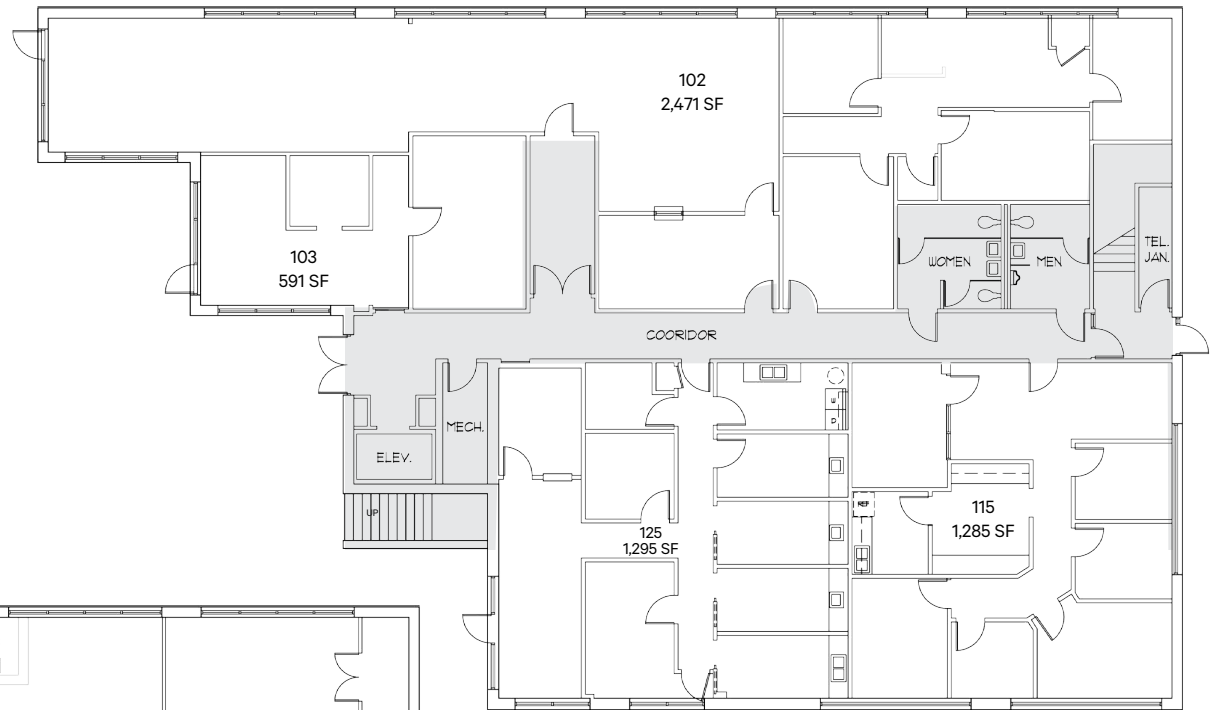
Current Tenants

| | | | | | | | | |
|----|-------------------------------|-----------|-----|----------------------|-----------|-----------|----------------------|----------|
| 8 | Sweet Frog | 1,884 sf | 42 | Fabulous Salon | 1,200 sf | 385 | Jason's Deli | 5,228 sf |
| 10 | Wing Bucket | 4,653 sf | 50 | Cottonwood Market | 50,031 sf | 397 | Little Caesars Pizza | 1,184 sf |
| 20 | Kalos & Muse Nail Salon & Spa | 12,962 sf | 80 | Dollar Tree | 8,715 sf | 399 | Pinch A Penny | 2,097 sf |
| | Cafe | | 85 | Imperial Cuisine | 5,014 sf | 401 | Thai Soon | 1,125 sf |
| 30 | Whole Body Chiropractic | 1,483 sf | 317 | Valora Medical | 5,928 sf | 402 | Nail Times | 1,500 sf |
| 34 | Shaiesta Osman, D.D.S. | 2,250 sf | 343 | Focus on Eyes | 1,900 sf | 404 | Taco Y Mas | 1,399 sf |
| 36 | The UPS Store | 1,200 sf | 349 | Love Thyself Day Spa | 1,957 sf | Outparcel | Big Shucks | 4,030 sf |
| 38 | Art Enhancement & Frames | 1,200 sf | 359 | Curry Bliss | 4,002sf | | | |
| 40 | Premier Hearing | 1,200 sf | 363 | Midtown Barbers | 1,984 sf | | | |
| | | | 369 | Honey Baked Ham | 4,200 sf | | | |

DAL-RICH TOWNE SQUARE - PROFESSIONAL BUILDING | SEC OF COIT RD & BELTLINE RD, RICHARDSON, TX 75080

Available Space

215 500 sf

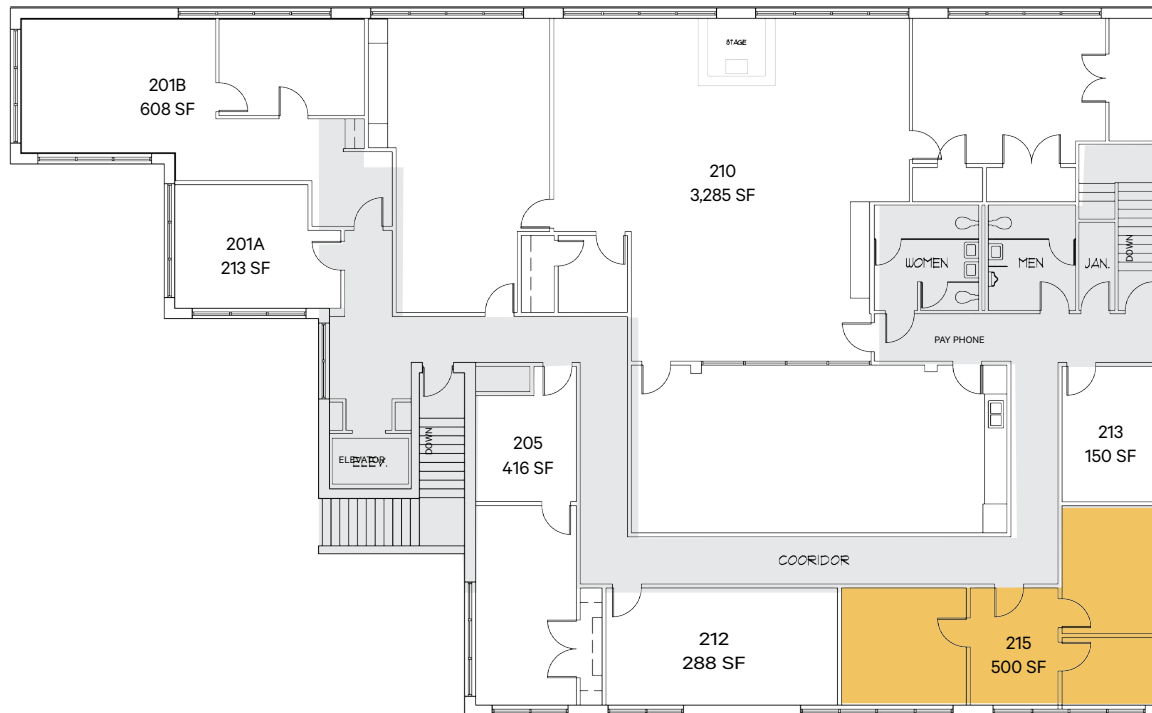


FIRST FLOOR PLAN

3/32" = 1'-0"

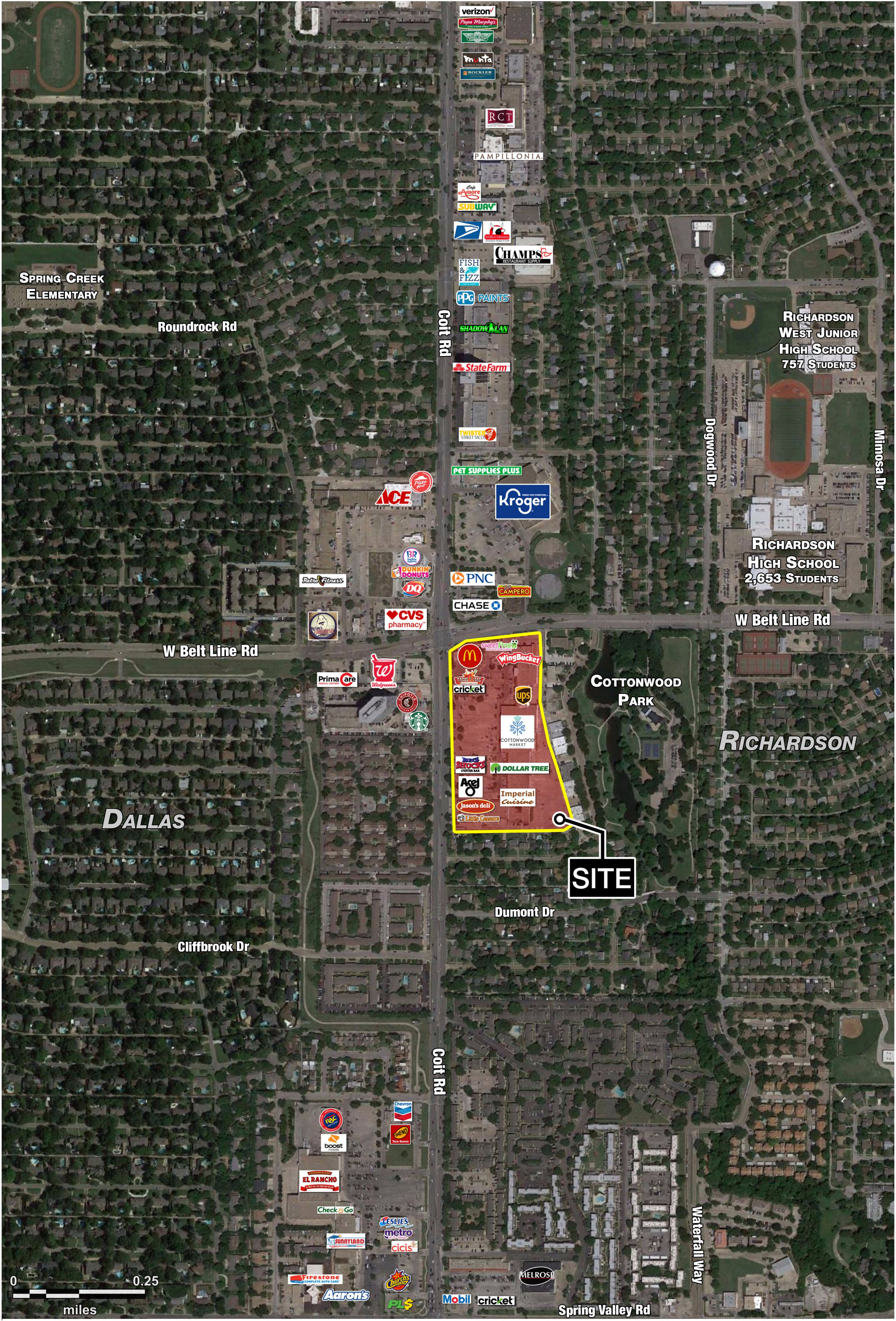
Current Tenants

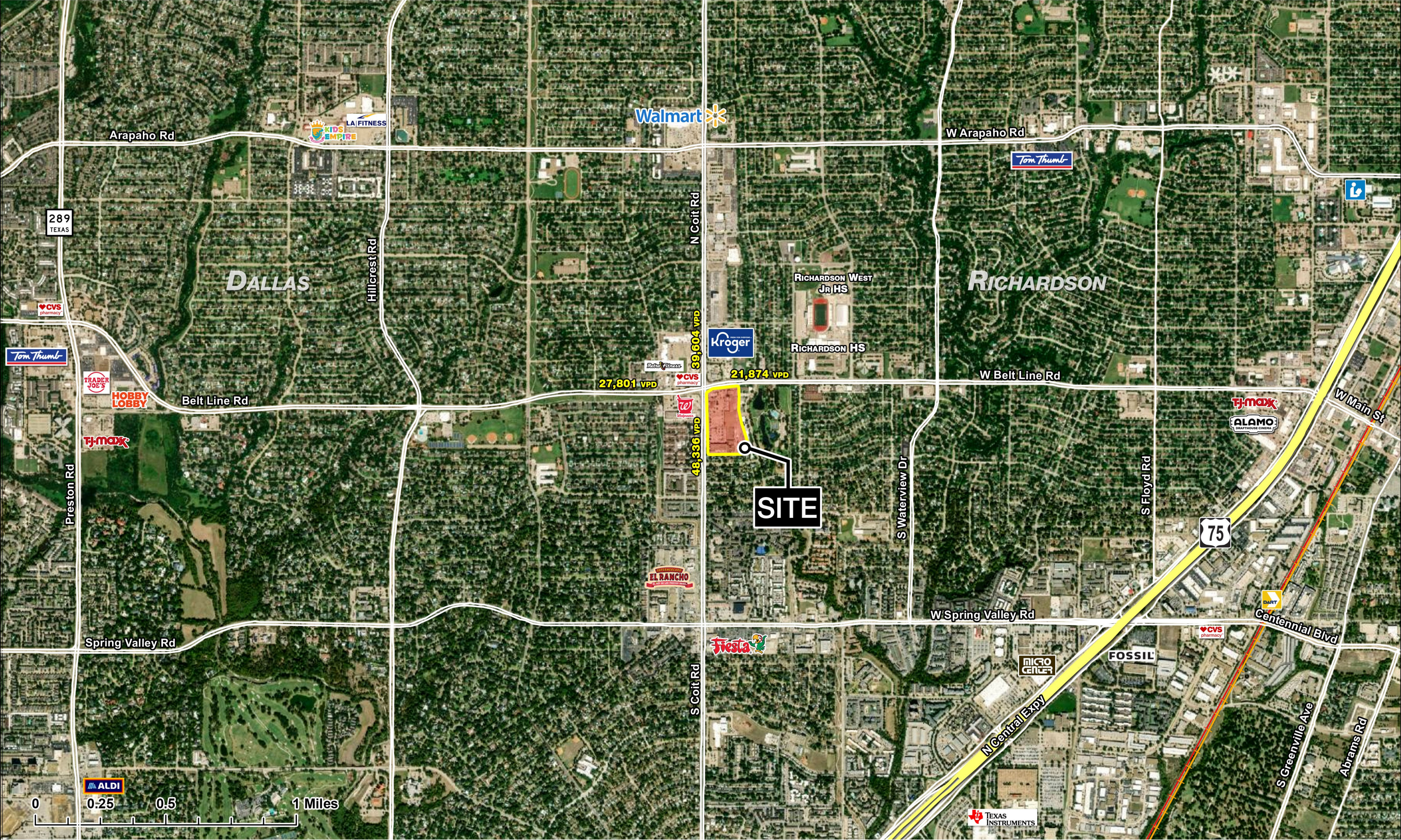
| | | |
|------|---------------------------|----------|
| 102 | Silver Pyramid | 2,471 sf |
| 103 | James W. Hunt | 591 sf |
| 115 | Big Brothers Big Sisters | 1,285 sf |
| 125 | Silver Pyramid | 1,295 sf |
| 201A | Vining Insurance Agency | 213 sf |
| 201B | Phillip Mahuwe - Account. | 608 sf |
| 205 | Dr. Charles Rosin | 416 sf |
| 210 | AA-North Dallas Group | 3,285 sf |
| 212 | Hardwick Law | 288 sf |
| 213 | Storage | 150 sf |



SECOND FLOOR PLAN

3/32" = 1'-0"





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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