



# FRANKFORD PAVILION | 4520 FRANKFORD RD, DALLAS, TX 75287

## Features

Frankford Pavilion is a high profile retail center located on the southwest corner of Dallas North Tollway and Frankford Road in prosperous North Dallas. Excellent visibility from the Dallas North Tollway.

- Second generation restaurant available

## FOR LEASE

**TOTAL SF:** 48,901  
**AVAILABLE SF:** 6,740  
**MIN CONTIGUOUS SF:** 1,500  
**MAX CONTIGUOUS SF:** 3,000  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$10.83 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Frankford Road	37,857 VPD	Total Population		25,535	141,137	386,353
Dallas North Tollway	227,017 VPD	Total Households		12,631	68,742	171,324
		Average Household Income		\$124,612	\$125,320	\$130,075
		5 Year Population Growth		2.21%	0.15%	1.56%

**Maggie Hansen**  
Vice President  
214.442.7513  
mhanzen@weitzmangroup.com

**Addison Gragson**  
Assistant Vice President  
214.720.6625  
agragson@weitzmangroup.com

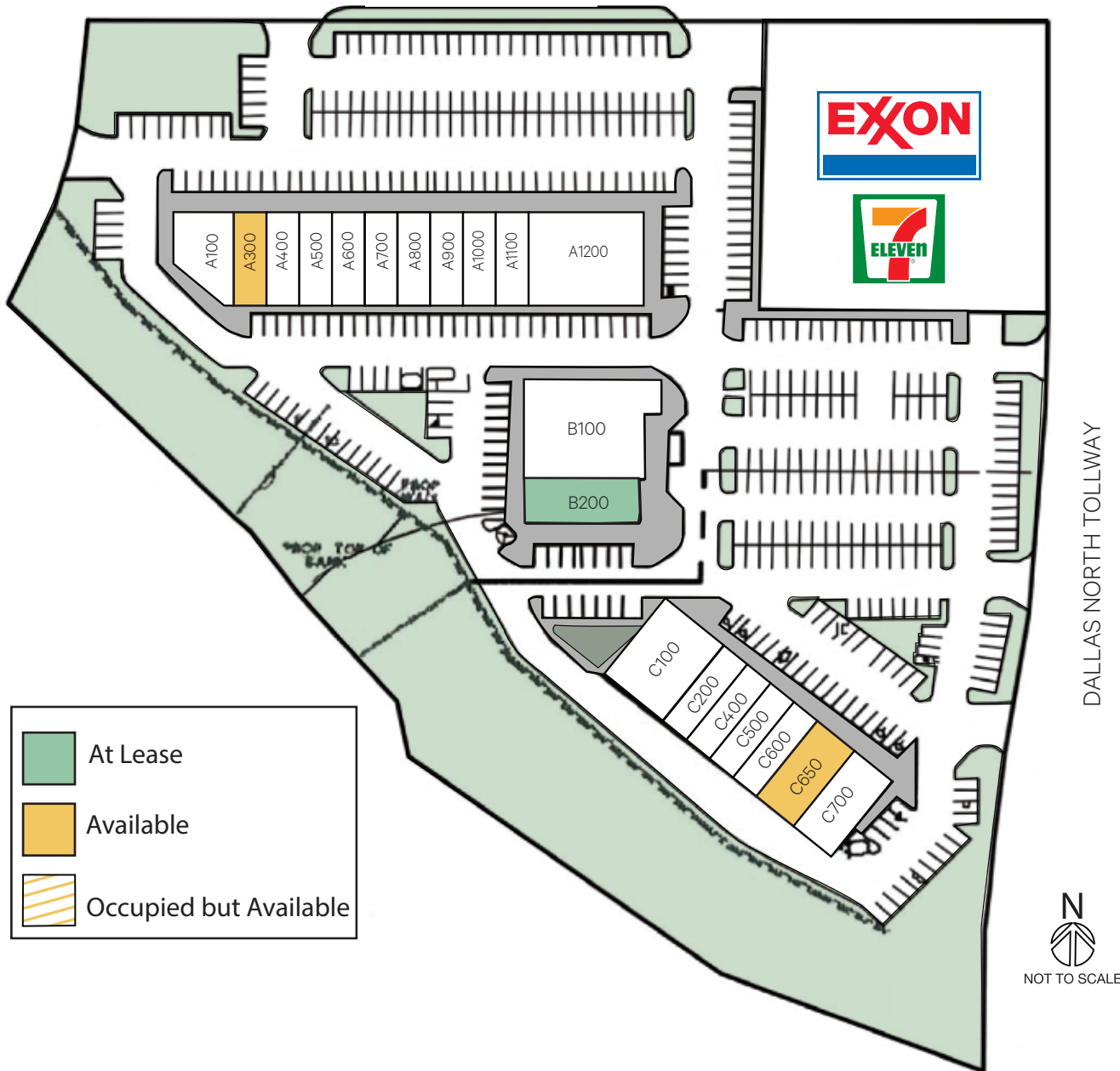
## Area Retailers & Businesses





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FRANKFORD RD.



## Current Tenants

### Building A

100	Honey Berry Cafe	3,752 SF
300	Available	1,500 SF
400	Brooklyn Pizzeria	2,500 SF
500	YouNique Nail Salon	1,125 SF
600	Great Clips	1,225 SF
700	Smoothie King	1,600 SF
800	Jersey Mike's	1,500 SF
900	Frankford Dentistry	1,250 SF
1000	Yogurtland	1,937 SF
1100	Ultimate Sports Nutrition	1,500 SF
1200	Bobbie's Social House	6,125 SF

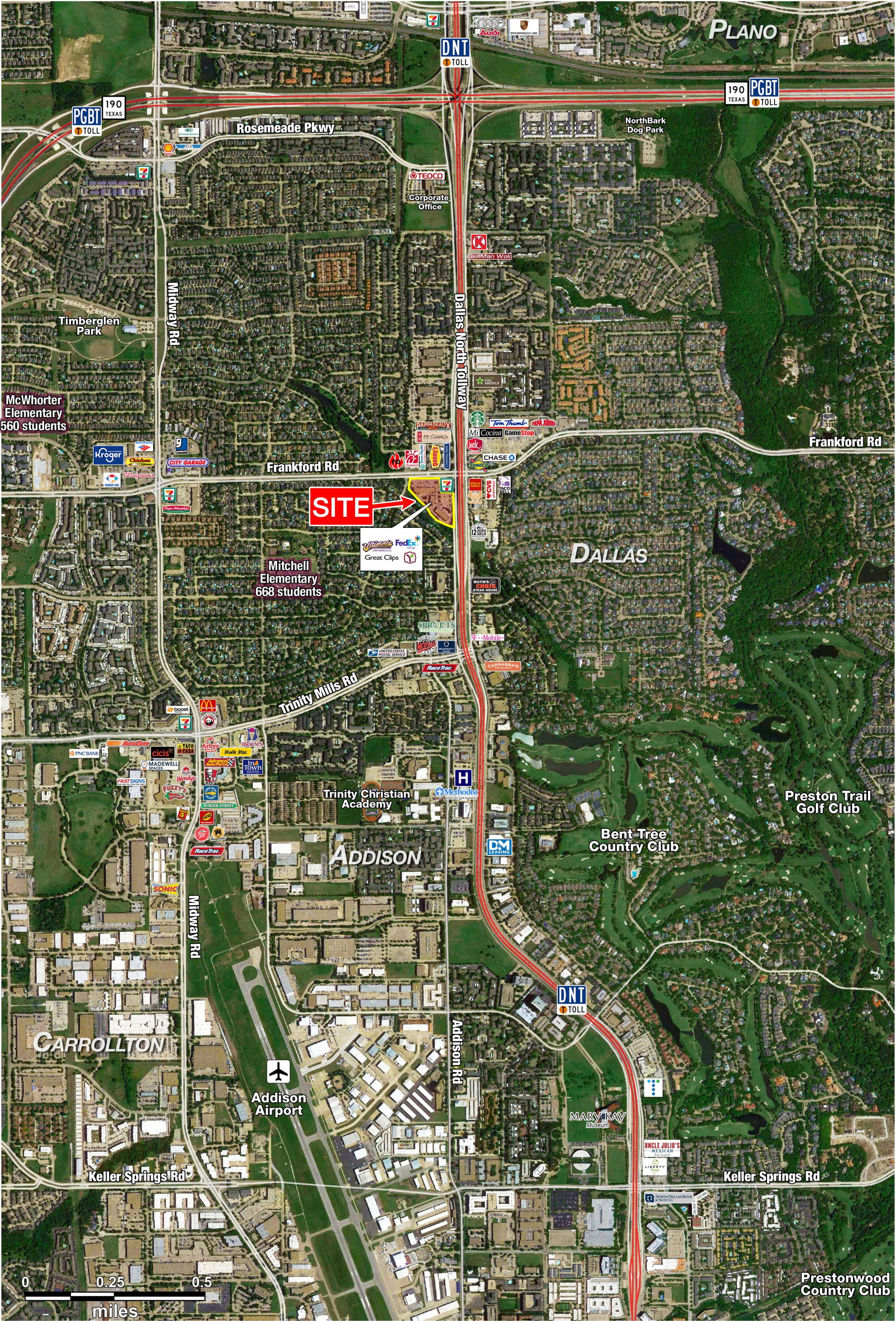
### Building B

100	Preciosa Bakery	6,820 SF
200	At Lease (2nd Gen Restaurant)	2,240 SF

### Building C

100	Cavalli Lounge	4,502 SF
200	Holy Cow Burger	1,733 SF
400	Simon Marie Salon	1,500 SF
500	Vape N Vapor	1,042 SF
600	Donut Palace	1,050 SF
650	Available	3,000 SF
700	FedEx Office	3,000 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 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

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

(214) 442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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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

Addison Gragson

Sales Agent/Associate's Name

777480

License No.

agragson@weitzmangroup.com

Email

(214) 720-6625

Phone

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