



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. Electronic monument signage available.

- Second generation restaurants available

FOR LEASE

TOTAL SF: 48,901
AVAILABLE SF: 4,500
MIN CONTIGUOUS SF: 1,500
MAX CONTIGUOUS SF: 3,000
CONTACT FOR MORE INFORMATION
NNN: \$10.83 PER SF/YR EST.

Traffic Counts

Frankford Road	37,857 VPD
Dallas North Tollway	227,017 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		25,449	140,411	385,471
Total Households		12,557	68,347	170,673
Average Household Income		\$121,168	\$120,845	\$123,989
5 Year Population Growth		0.31%	0.67%	1.60%

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 Associate
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Area Retailers & Businesses

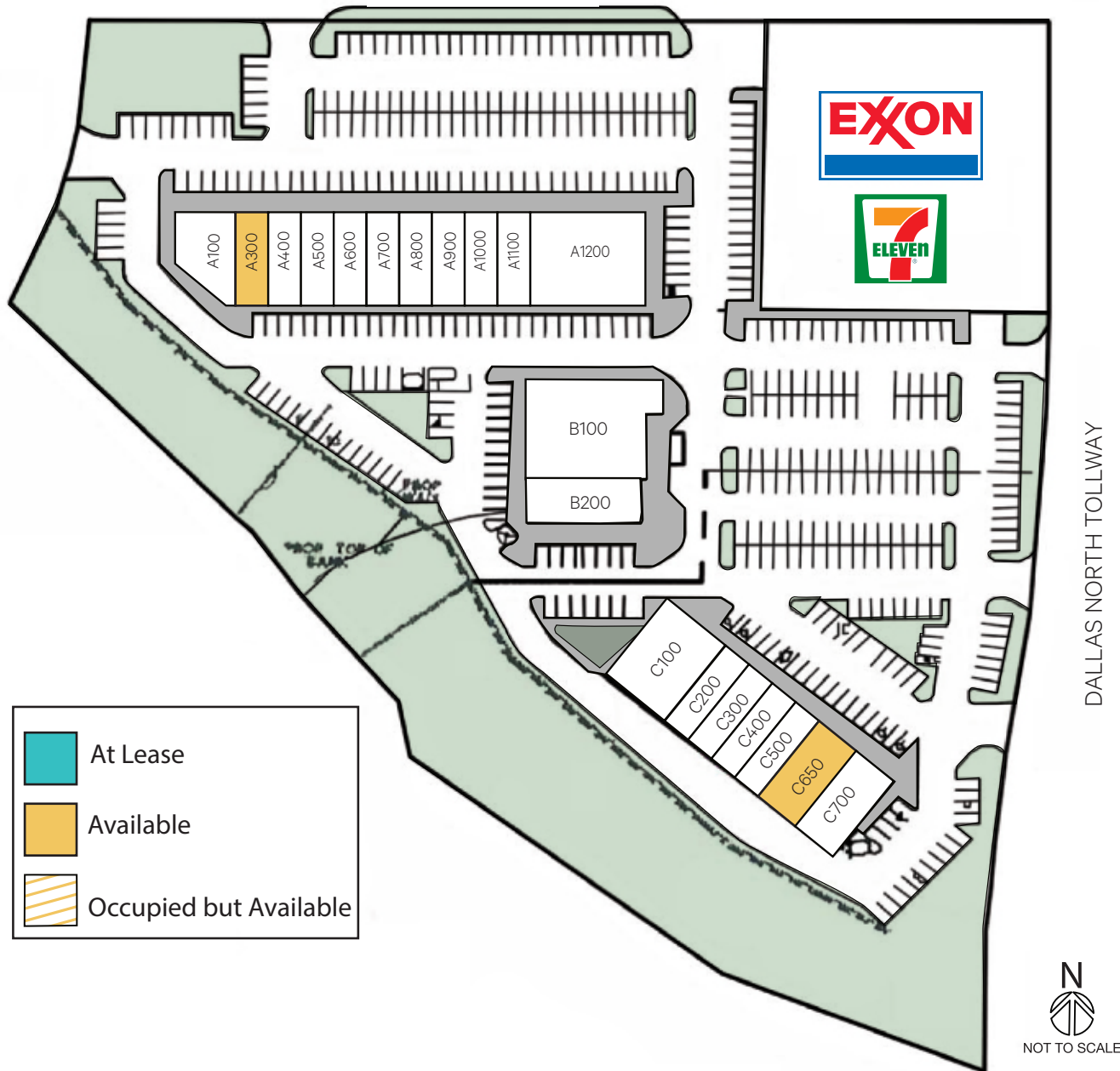


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior 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.



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FRANKFORD RD.



Current Tenants

Building A

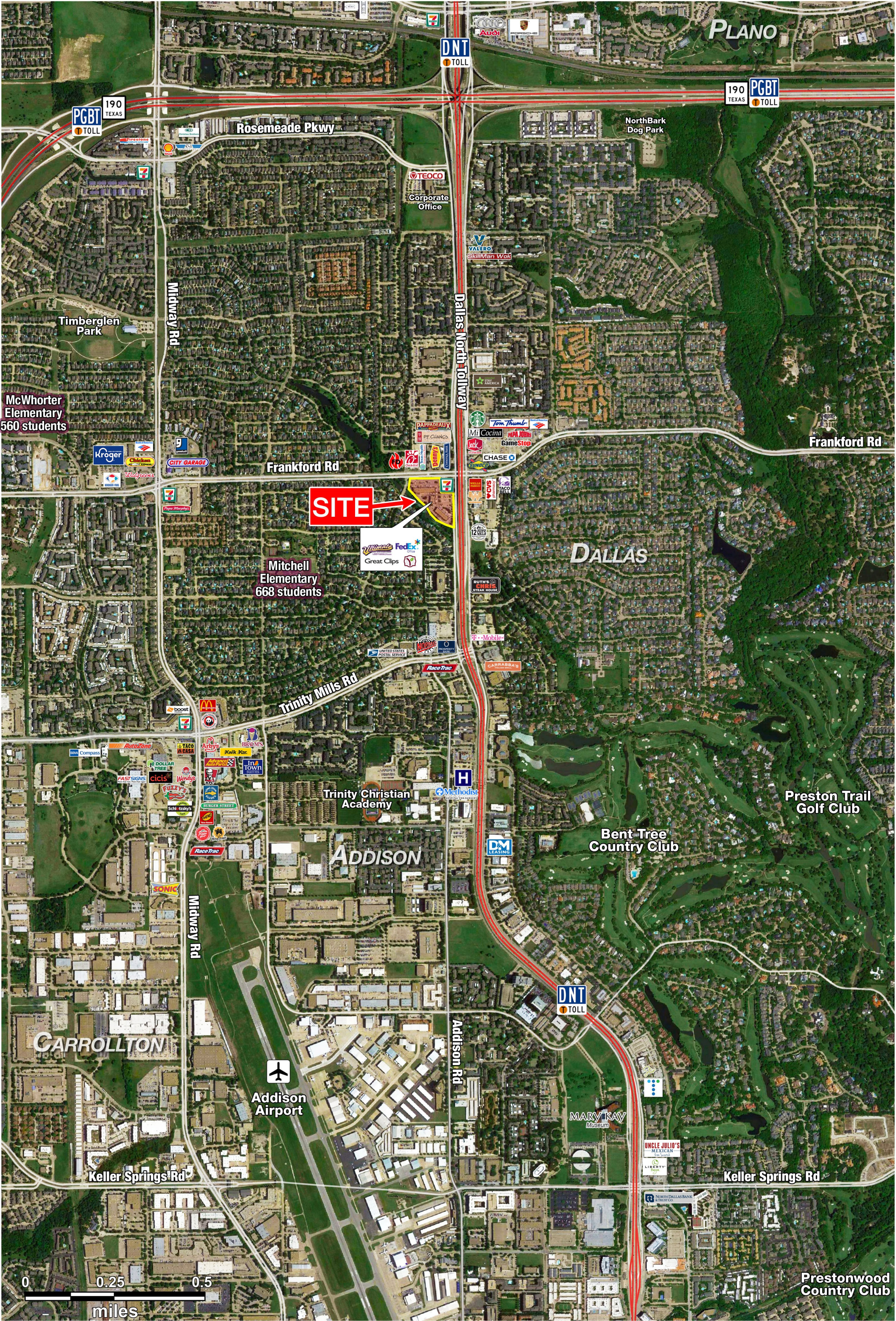
100	Honey Berry Cafe	3,752 SF
300	Available	1,500 SF
400	Brooklyn Pizzeria	2,500 SF
500	YouNique Nail Salon	1,125 SF
600	Great Clips	1,225 SF
700	Smoothie King	1,600 SF
800	Jersey Mike's	1,500 SF
900	Frankford Dentistry	1,250 SF
1000	Yogurtland	1,937 SF
1100	Ultimate Sports Nutrition	1,500 SF
1200	Bobbie's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

Building B

100	Preciosa Bakery	6,820 SF
200	The Wing Mac	2,240 SF

Building C

100	Fursat Lounge	4,502 SF
200	Holy Cow Burger	1,733 SF
300	Simon Marie Salon	1,500 SF
400	Vape N Vapor	1,042 SF
500	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 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

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Buyer/Tenant/Seller/Landlord Initials

Date

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