



RANDOL MILL WEST | 1608-1664 W RANDOL MILL RD, ARLINGTON, TX 76012

Features

Located at the foot of one of Arlington's premier residential neighborhoods. Newly renovated property is adjacent to a Tom Thumb anchored center with T-Mobile, Starbucks and Pet Supermarket. Quick access to IH-30. High traffic counts and excellent demographics. randolmillwest.com

FOR LEASE

TOTAL SF: 39,333
AVAILABLE SF: 18,153
MIN CONTIGUOUS SF: 550
MAX CONTIGUOUS SF: 11,575
CONTACT FOR MORE INFORMATION
NEGOTIABLE
NNN: \$5.40 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Randol Mill Road	26,133 VPD	Total Population		13,392	106,955	287,099
N Fielder Road	41,534 VPD	Total Households		5,232	43,697	110,963
		Average Household Income		\$93,644	\$87,150	\$91,461
		Total Daytime Population		14,237	119,930	299,852

Area Retailers & Businesses

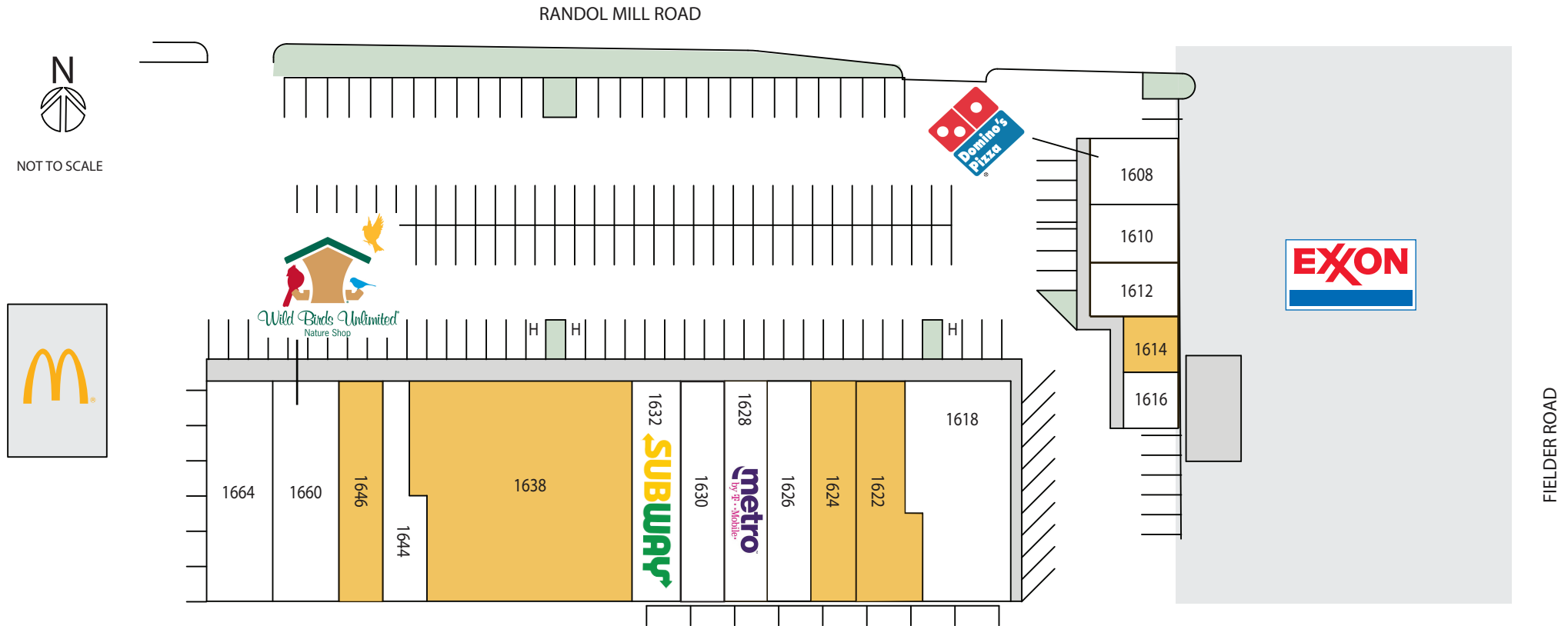


Lynn Van Amburgh
Senior Vice President
214.720.6645
lvamburgh@weitzmangroup.com

Ben Terry
Senior Vice President | Director of Portfolio Leasing
214.954.0600
bterry@weitzmangroup.com

Avery Frisbie
Associate
214.720.6652
afrisbie@weitzmangroup.com

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Available Space

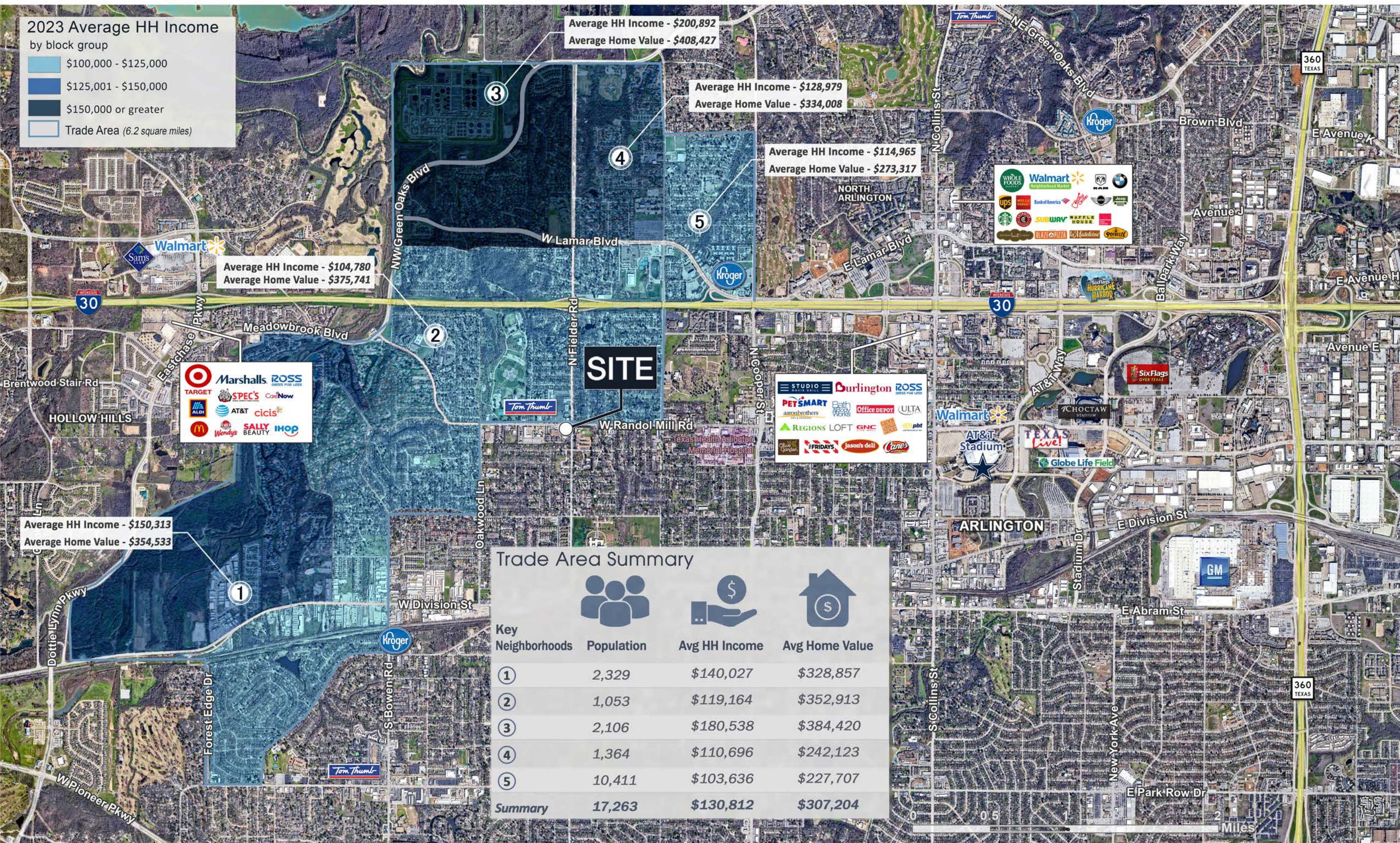
1614	550 sf
1622	2,103 sf
1624	2,500 sf
1638	11,575 sf
1646	1,425 sf

Current Tenants

1608	Domino's Pizza	1,280 sf	1628	Metro by T-Mobile	1,825 sf
1610	Randol Donuts	920 sf	1632	Subway	1,700 sf
1612	Quality Tax Service	975 sf	1630	Arlington Duplicate Bridge Club	1,975 sf
1616	CNT Computer Repair	696 sf	1644	Bond Cleaners	2,000 sf
1618	TX Black Belt Academy North Arlington	3,897 sf	1660	Wild Birds Unlimited	2,500 sf
1626	Divine Floral & Gifts	2,500 sf	1664	Fusion Nail	2,500 sf

2023 Average HH Income by block group

- \$100,000 - \$125,000
- \$125,001 - \$150,000
- \$150,000 or greater
- Trade Area (6.2 square miles)



Trade Area Summary			
			
Key Neighborhoods	Population	Avg HH Income	Avg Home Value
①	2,329	\$140,027	\$328,857
②	1,053	\$119,164	\$352,913
③	2,106	\$180,538	\$384,420
④	1,364	\$110,696	\$242,123
⑤	10,411	\$103,636	\$227,707
Summary	17,263	\$130,812	\$307,204

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.**

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- 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.

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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

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License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Lynn Van Amburgh

Sales Agent/Associate's Name

276723

License No.

lvanamburgh@weitzmangroup.com

Email

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Avery Frisbie

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