



## SHOPS OF SOUTHLAKE

1201 -1465 E SOUTHLAKE BLVD, SOUTHLAKE, TX 76092

### Features

Join Central Market, Nordstrom Rack, DSW, Saint Bernard and other strong retailers and restaurants. Southlake's high-profile, Central Market-anchored lifestyle center occupies a prime position in this affluent market and draws consumers from surrounding communities.

[shopsofsouthlake.com](http://shopsofsouthlake.com)

- Available Ground Lease or BTS Lot 2 0.9651 Acres (42,040sf)

### FOR LEASE

**TOTAL SF:** 230,000

**AVAILABLE SF:** 42,040

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

E Southlake Boulevard	49,212 VPD
N Carroll Avenue	25,298 VPD
114 / Northwest Parkway	107,981 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		4,727	58,866	128,347
Total Households		1,376	20,609	46,097
Average Household Income		\$293,093	\$215,023	\$213,532
Total Daytime Population		17,260	84,395	171,926

### Michelle Caplan

Executive Vice President

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### Maggie Hansen

Vice President

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### Area Retailers & Businesses

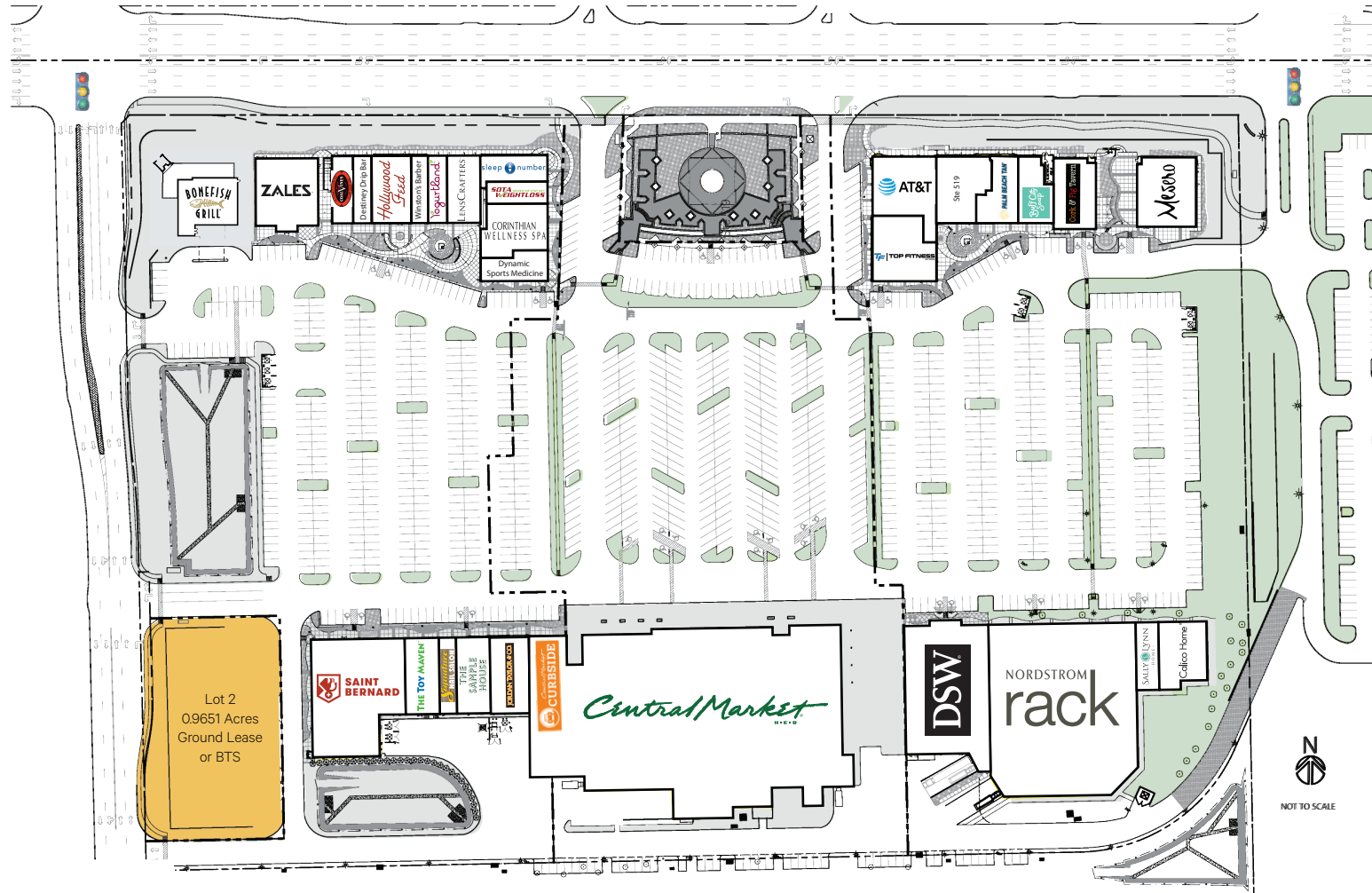


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior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

**weitzman®**

# SHOPS OF SOUTHLAKE

SEC OF SOUTHLAKE BLVD (FM 1709) & CARROLL AVE, SOUTHLAKE, TX 76092



	At Lease
	Available
	Occupied but Available

## Current Tenants

F/S Bldg	Bonefish Grill	5,620 sf	345	Corinthian Wellness Spa	4,686 sf	601	Sally Lynn Home	2,216 sf
1221	Zales	6,315 sf	351	Dynamic Sports Medicine	2,589 sf	631	Calico Home	4,216 sf
301	CoalVines	2,003 sf	401	Saint Bernard	13,793 sf	501	Top Fitness Store	5,675 sf
305	Destiney Drip Bar	1,694 sf	411	The Toy Maven	3,925 sf	511	AT&T	6,019 sf
315	Hollywood Feed	3,916 sf	419	Signature Nails	1,905 sf	519	CorePower Yoga	4,530 sf
323	Winston's Barber Shop	1,477 sf	423	Sample House & Candle Shop	3,627 sf	520	Palm Beach Tan	3,406 sf
327	Yogurtland	1,988 sf	433	Jordan Taylor & Company	4,323 sf	541	Buff City Soap	2,991 sf
331	LensCrafters	3,200 sf	1425	Central Market	69,108 sf	551	Cork & Pig Tavern	4,219 sf
337	Sleep Number	3,071 sf	1435	DSW Shoes	15,713 sf	1471	Mesero	6,013 sf
341	Sota Weightloss	1,734 sf	1445	Nordstrom Rack	35,605 sf	Lot 2	Available	0.9651 ac

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# 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.

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Weitzman

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Buyer/Tenant/Seller/Landlord Initials

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