

# 4848 LEMMON AVE.

NWQ LEMMON AVE.. & DALLAS NORTH TOLLWAY | DALLAS, TX

RETAIL SPACE AVAILABLE SOON



## AREA OVERVIEW

Retail space available for lease at this busy, neighborhood mixed-use retail center located at the northwest quadrant of the Dallas North Tollway and Lemmon Avenue in the affluent suburb of Highland Park. The site sits in a premier spot along the heavily trafficked Lemmon Avenue with quick and convenient access to both the north and southbound entrances and exits off the Dallas North Tollway. Only minutes from Love Field Airport and Downtown Dallas, the property also boasts the distinct advantage of being in close proximity to the Medical District and several entertainment hubs such as the Design District, Victory Park, and Trinity Groves.

## PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±1,065 rsf inline retail space \***  
*\* Business still operating - please do not disturb \**
- Premier spot in the affluent Town of Highland Park with strong demographics and surrounded by national retailers & dense residential neighborhoods
- Area serves prestigious and affluent neighborhoods such as University Park, Preston Hollow, and Uptown
- Pylon signage opportunity along Lemmon Ave.
- Close proximity to Love Field Airport, Downtown Dallas, the Medical District, Design District, Victory Park, and other entertainment hubs
- Easy access to the Dallas North Tollway, I-30, Loop 12, and Hwy 75



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## OVERVIEW



**±1,065 RSF RETAIL AVAILABLE SOON**

• BUSINESS CURRENTLY OPERATING - PLEASE DO NOT DISTURB EMPLOYEES •



**±1,065 RSF RETAIL AVAILABLE SOON**

• CURRENTLY RENOVATED RENOVATION •

### 📍 SITE SUMMARY

<b>LOCATION:</b>	Northwest quadrant of Lemmon Ave. and Dallas North Tollway 4848 Lemmon Ave. Dallas, Texas 75219
<b>COUNTY:</b>	Dallas County
<b>AVAILABLE:</b>	Suite 106 - ±1,065 rsf inline retail space* <i>* Business still operating - do not disturb employees</i>
<b>ZONING:</b>	CS - Community Service, which allows for a variety of uses such as retail, restaurant, medical, office, and/or financial institution
<b>SUBMARKET:</b>	Love Field, Design/Medical District, Oak Lawn, Park Cities
<b>SIGNAGE:</b>	Building and pylon signage available
<b>LEASE RATE:</b>	Please call for current lease & triple net rates

### DEMOGRAPHICS

 2026 POPULATION	1 MILE: 29,924	 2026 HOUSEHOLDS	1 MILE: 17,042	 2026 HH INCOME	1 MILE: \$144,356
	3 MILE: 177,945		3 MILE: 96,178		3 MILE: \$164,021
	5 MILE: 387,157		5 MILE: 189,103		5 MILE: \$150,703

### TRAFFIC COUNTS

 2026 VPD	LEMMON AVE. (@ Westside Dr.)	33,249 vpd
	DALLAS NORTH TOLLWAY (east of Lemmon)	99,846 vpd

### AREA MAP



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# SITE PLAN

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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.

11-2-2015



### 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**CRESTVIEW REALTY, LLC**

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**(214) 343-4477**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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