

# for Sublease



us.jll.com/retail



## For more info contact:

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## Property Highlights

- 7,944 SF building on 0.27 acres
- High-profile retail/restaurant space in the heart of Uptown with great visibility to McKinney Ave
- Surrounded by high density of class A mixed-use developments in one of the most walkable districts in Dallas
- Located across from Trammel Crow Co. planned 27-story office and retail tower currently occupied by Truluck's and Gold's Gym, which will include 670,000 SF of office and 15,000 SF of retail
- In close proximity to the Crescent, One Uptown, Gables McKinney Ave (237 Units), and the Ritz-Carlton

## 2408 McKinney Ave Dallas, TX 75201

### 2020 Estimated Average Household Income



1 Mile	\$143,744
3 Mile	\$116,030
5 Mile	\$119,994



### 2020 Estimated Population Summary

1 Mile	49,618
3 Mile	239,616
5 Mile	457,966



### Traffic Counts

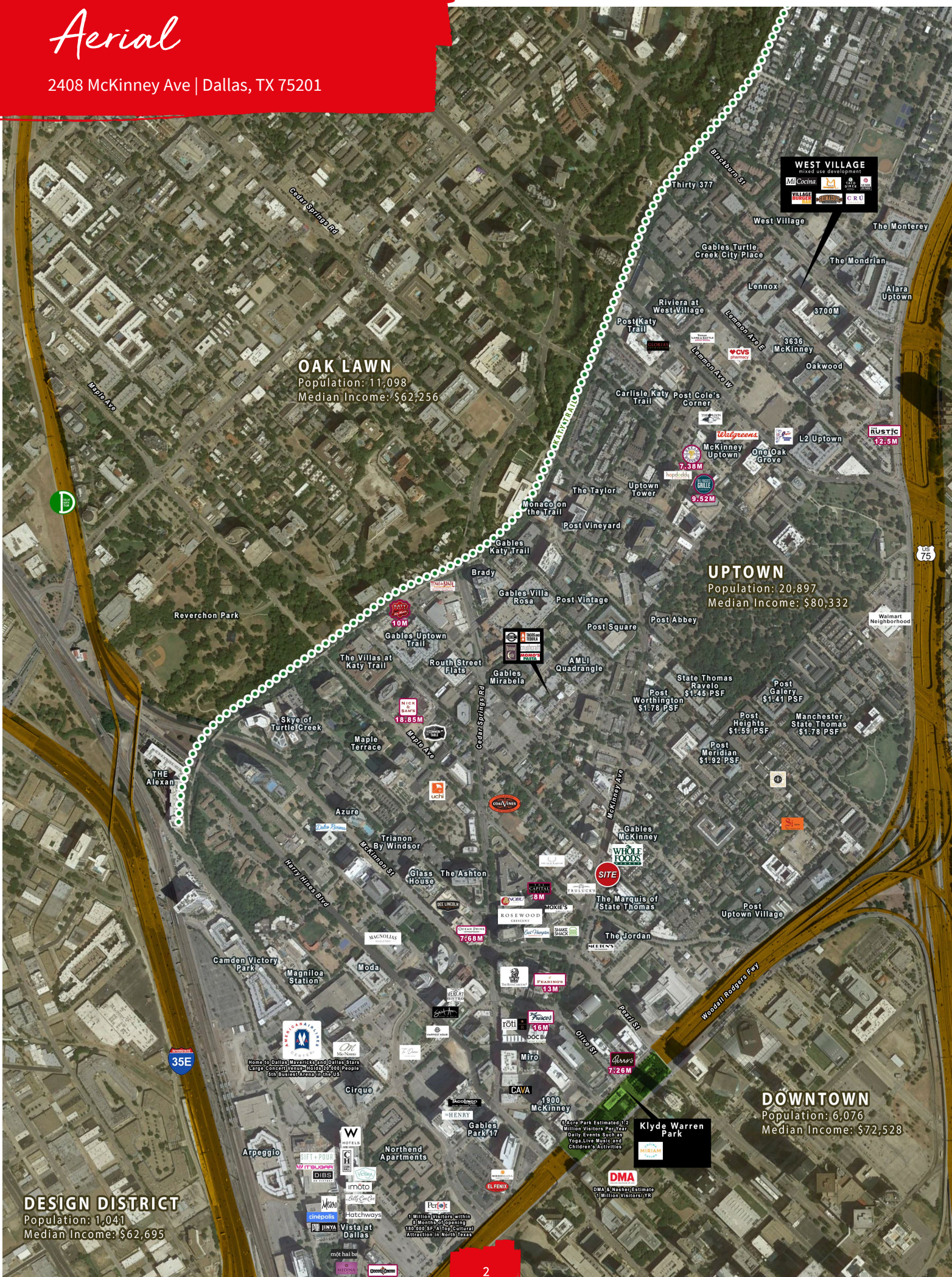
McKinney Ave	19,492 VPD
Maple Ave	11,503 VPD
Fairmount St	2,454 VPD

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# Aerial

2408 McKinney Ave | Dallas, TX 75201



**OAK LAWN**  
 Population: 11,098  
 Median Income: \$62,256

**UPTOWN**  
 Population: 20,897  
 Median Income: \$80,332

**DOWNTOWN**  
 Population: 6,076  
 Median Income: \$72,528

**DESIGN DISTRICT**  
 Population: 1,041  
 Median Income: \$62,695

**WEST VILLAGE**  
 mixed use development

- MI Cocina
- WALLACE MARKET
- WALLACE MARKET
- CRU

**Gables Mirabela**

**THE MARQUIS OF STATE THOMAS**

**Klyde Warren Park**

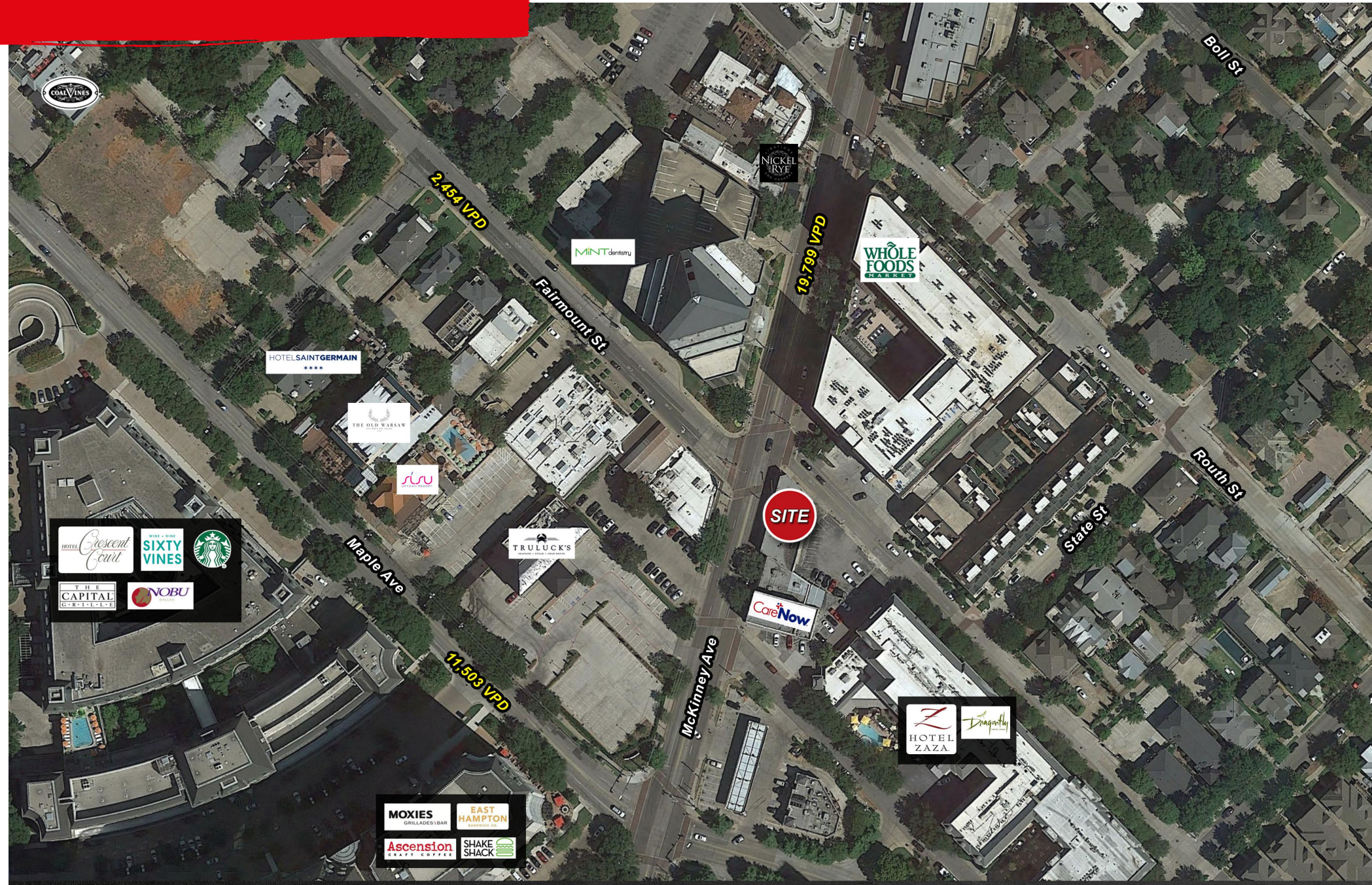
Home to Dallas Mavericks and Dallas Stars  
 Large Concert Venues Hosts 120,000 People  
 6th Busiest Arena in the US

QACro Park Estimated 12  
 Million Visitors Per Year  
 Daily Events Such as  
 Yoga, Live Music, and  
 Children's Activities

11 Million Visitors within  
 5 Months of Opening  
 120,000 SF of Top Cultural  
 Attraction in North Texas

# Aerial - Zoomed

2408 McKinney Ave | Dallas, TX 75201



2,454 VPD

19,799 VPD

11,503 VPD

SITE



HOTELS SAINT GERMAIN

THE OLD WARSAW



TRULUCK'S

CareNow

WHOLE FOODS MARKET

NICKEL RYE

HOTEL ZAZA  
Dragonty



McKinney Ave

Fairmount St

Maple Ave

State St

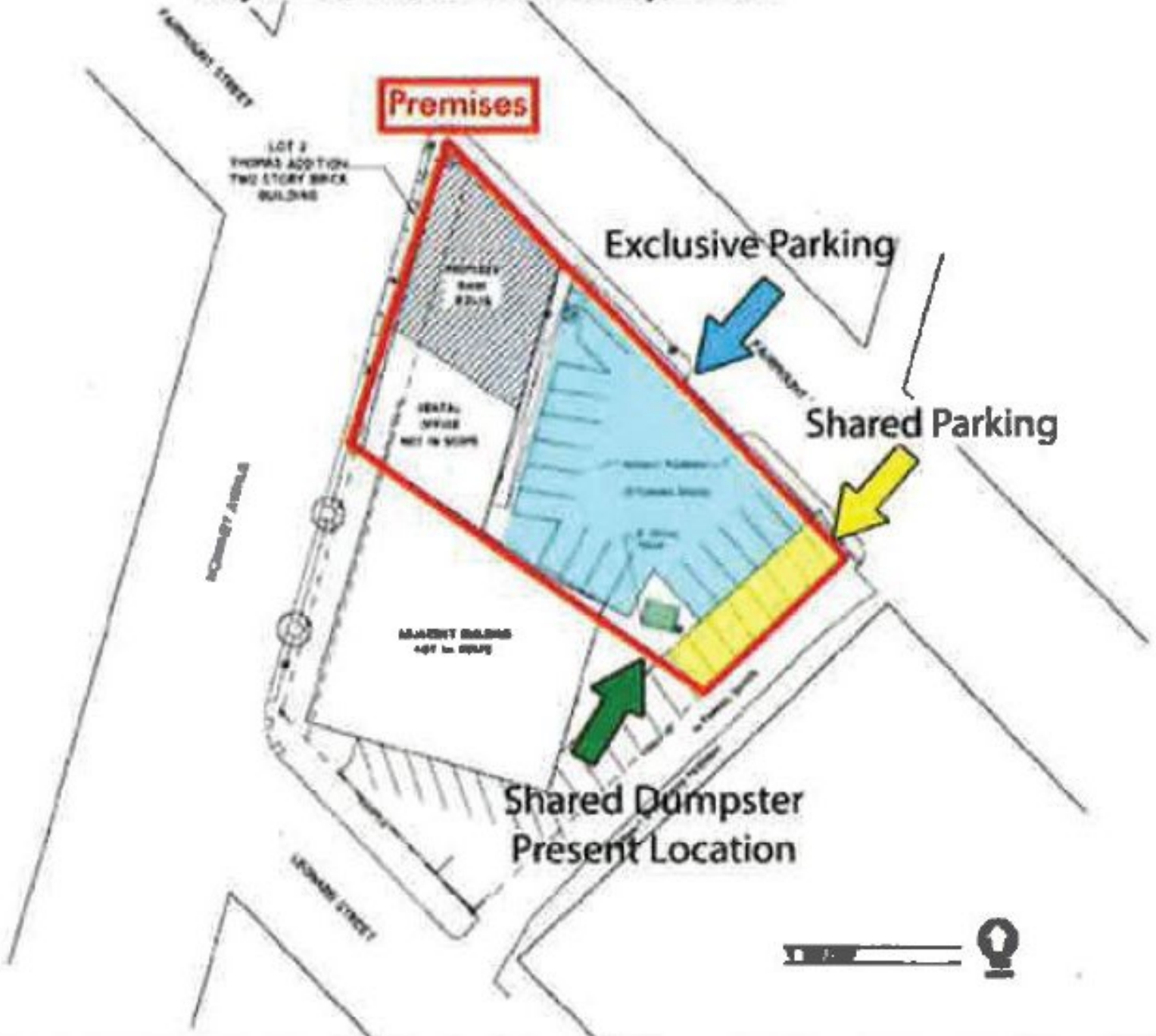
Boll St

Routh St

# Site Plan

2408 McKinney Ave | Dallas, TX 75201

Lot 2, Block B/548 of Thomas Addition  
City of Dallas, Dallas County, Texas





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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:
  - 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.

Jones Lang LaSalle Brokerage Inc.	591725	renda.hampton@am.jll.com	214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214 438 6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Milton Black	698469	milton.black@am.jll.com	214 438 6236
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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Date