



 **VENTURE** FREESTANDING LOVERS LN BUILDING FOR LEASE

214.378.1212

4523 W LOVERS LANE
DALLAS, TX

COLIN BEAMS
CBEAMS@VENTUREDFW.COM

NICK SKALAK
NSKALAK@VENTUREDFW.COM

LOCATION

4523 W LOVERS LN

SIZE

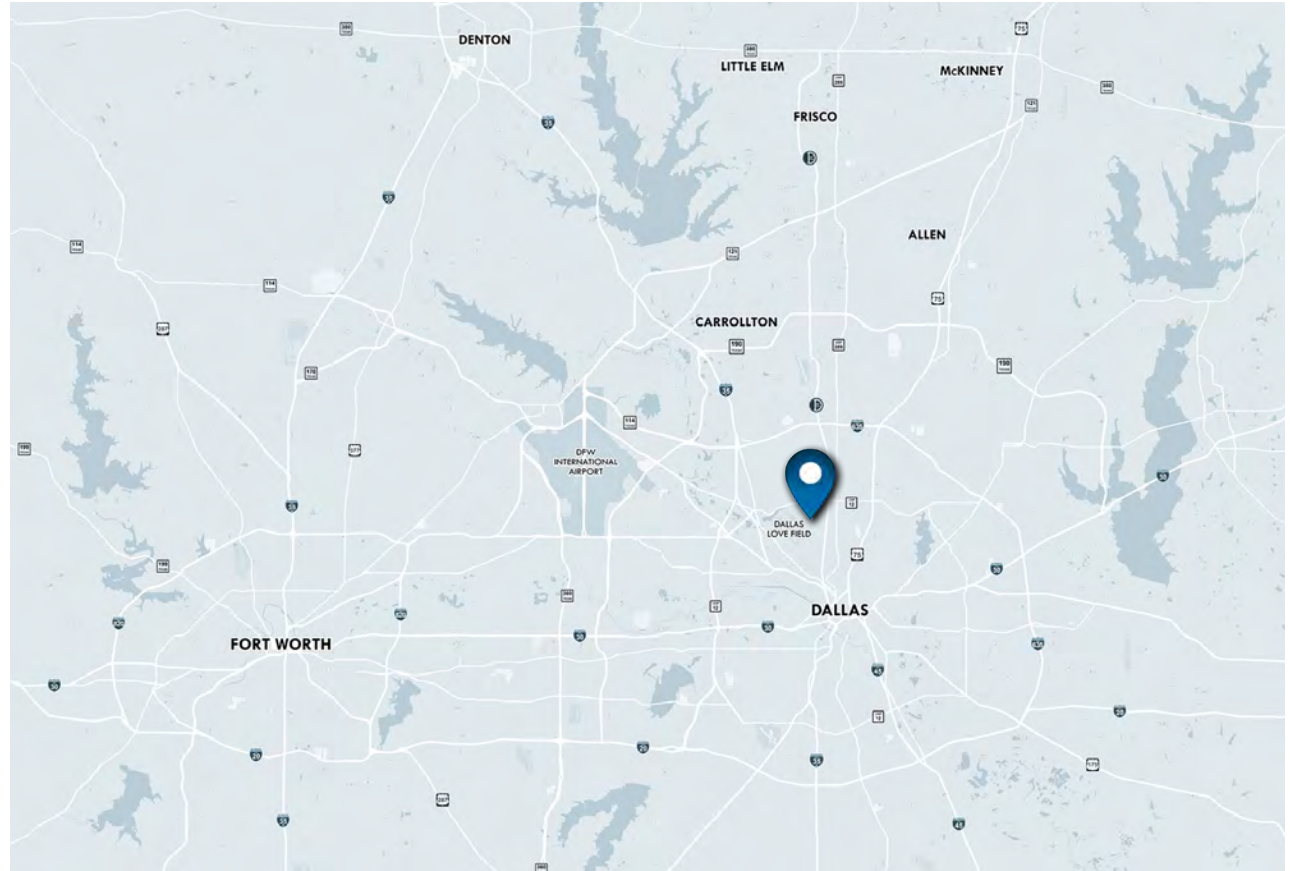
BUILDING SIZE
1,710 SF

TRAFFIC COUNTS

W LOVERS LN
16,506 VPD

PROPERTY HIGHLIGHTS

- ★ **A TRUE TROPHY SITE. IMMEDIATE AREA HAS EXCEPTIONAL INCOMES IN HIGHLY DESIRED NEIGHBORHOOD**
- ★ **OVER 146K RESIDENTS WITH AN AVERAGE HH INCOME IN EXCESS OF \$206K WITHIN 3 MILES OF THE SITE**
- ★ **2ND GENERATION FREESTANDING BUILDING IDEAL FOR SMALL SHOP RETAIL, MEDICAL OFFICE OR OTHER BOUTIQUE USES**
- ★ **NEXT TO LOVE FIELD AIRPORT - THE 12TH BUSIEST AIRPORT IN THE WORLD**



2024 DEMOGRAPHIC SUMMARY

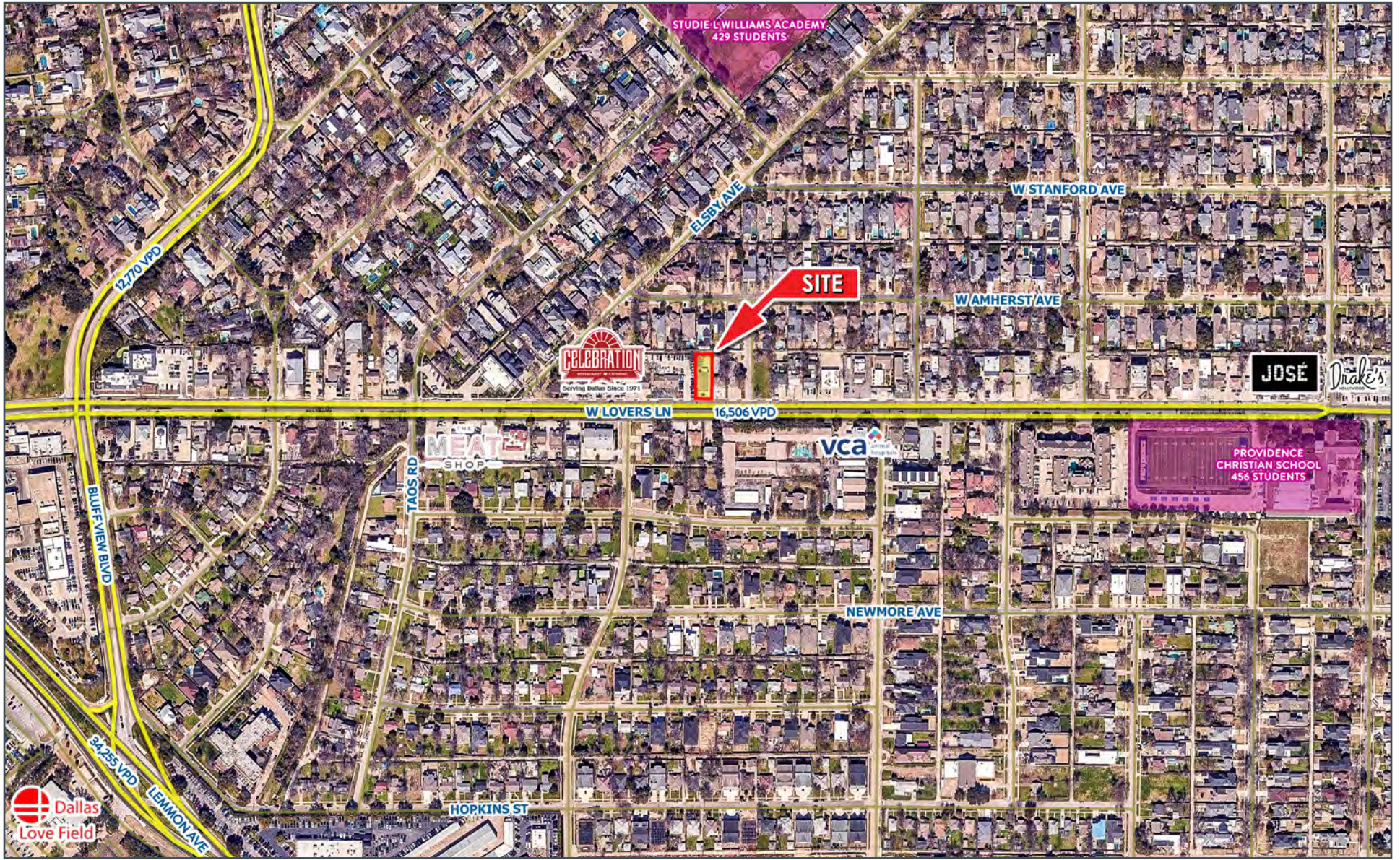
	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	11,416	52,445	146,517	413,144
EST. AVG. HH INCOME	\$210,178	\$235,566	\$206,562	\$163,223

AREA ATTRACTIONS



ADDITIONAL PROPERTY HIGHLIGHTS

- ★ 5 EXAM ROOMS, 2 OF WHICH ARE TILED FOR SURGERY, ALL COMPLETE WITH EXAM TABLES; X-RAY MACHINE INCLUDED
- ★ LARGE RECORD STORAGE ROOM WITH BUILT-IN SHELVES, PERFECT FOR ACCOUNTING
- ★ EQUIPPED WITH HIGH SPEED WIFI AND PHONE SYSTEM, INCLUDING PHONES, INSTALLED THROUGHOUT
- ★ OFFICE HAS BEEN KNOWN AS A PODIATRY LOCATION FOR OVER 40 YEARS WITH SAME PHONE NUMBER
- ★ PRIVATE DOCTOR OFFICE WITH PRIVATE TILED BATHROOM WITH SHOWER, TOILET, SINK AND MANY BUILT-IN CABINETS
- ★ NEW CARPET
- ★ NEWLY PAINTED BASEBOARDS AND DOORS
- ★ NEW FAUCETS, TOILETS AND WATER HEATER
- ★ CARPETED RECEPTION/WAITING ROOM AREA WITH FURNITURE
- ★ RECEPTIONIST AND FRONT DESK AREA OFFERS BUILT-IN STORAGE
- ★ NARROW TILED KITCHEN WITH BUILT-IN CABINETS
- ★ BUILT BY A DOCTOR FOR A DOCTOR(S)
- ★ EASY TO FIND LOCATION ADJACENT TO WELL-KNOWN CELEBRATION STATION RESTAURANT
- ★ NEW ASPHALT DRIVEWAY WITH 6 PARKING SPACES AND ONE COVERED CARPORT









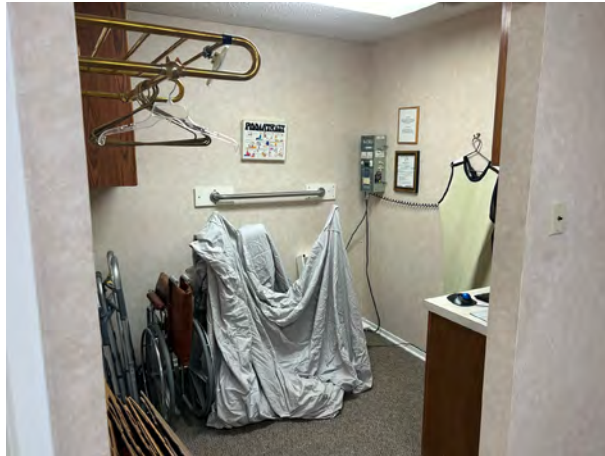
BLUFFVIEW NEIGHBORHOOD
MEDIAN SALES PRICE: \$1.8 M

SITE

W LOVERS LN
16,506 VPD











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SUITE 720
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Nick Skalak	777883	nskalak@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date