

FOR LEASE

Garden Park Shopping Center
 1565 W Main St | Lewisville, TX 75067



SPACE AVAILABLE

2,212 - 15,843 SF

PRICING INFORMATION

\$11 PSF
(NNN - \$3.80)

LOCATION

**NEC of Main St &
 N Garden Ridge**

- 👁️ 112,577 Square Feet, Fitness Connection Anchored Shopping Center
- 👁️ High Visibility Location off Main Street and Garden Ridge Road
- 👁️ Average Household Income of \$87,000
- 👁️ Join Main Street Salons, Minuteman Press and Farmers Insurance
- 👁️ Combined Traffic Count of over 49,000 Vehicles Per Day
- 👁️ Monument Signage on Main Street Available

AREA RETAILERS



DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	19,030	61,182	110,675	184,482
Employees	5,801	16,952	43,646	77,801
Average HH Income	\$71,128	\$84,735	\$91,530	\$104,275
2017-2022 Annual Rate	1.81%	1.68%	1.68%	1.80%
Traffic Count	49,120 VPD at Main St and Garden Ridge Rd			

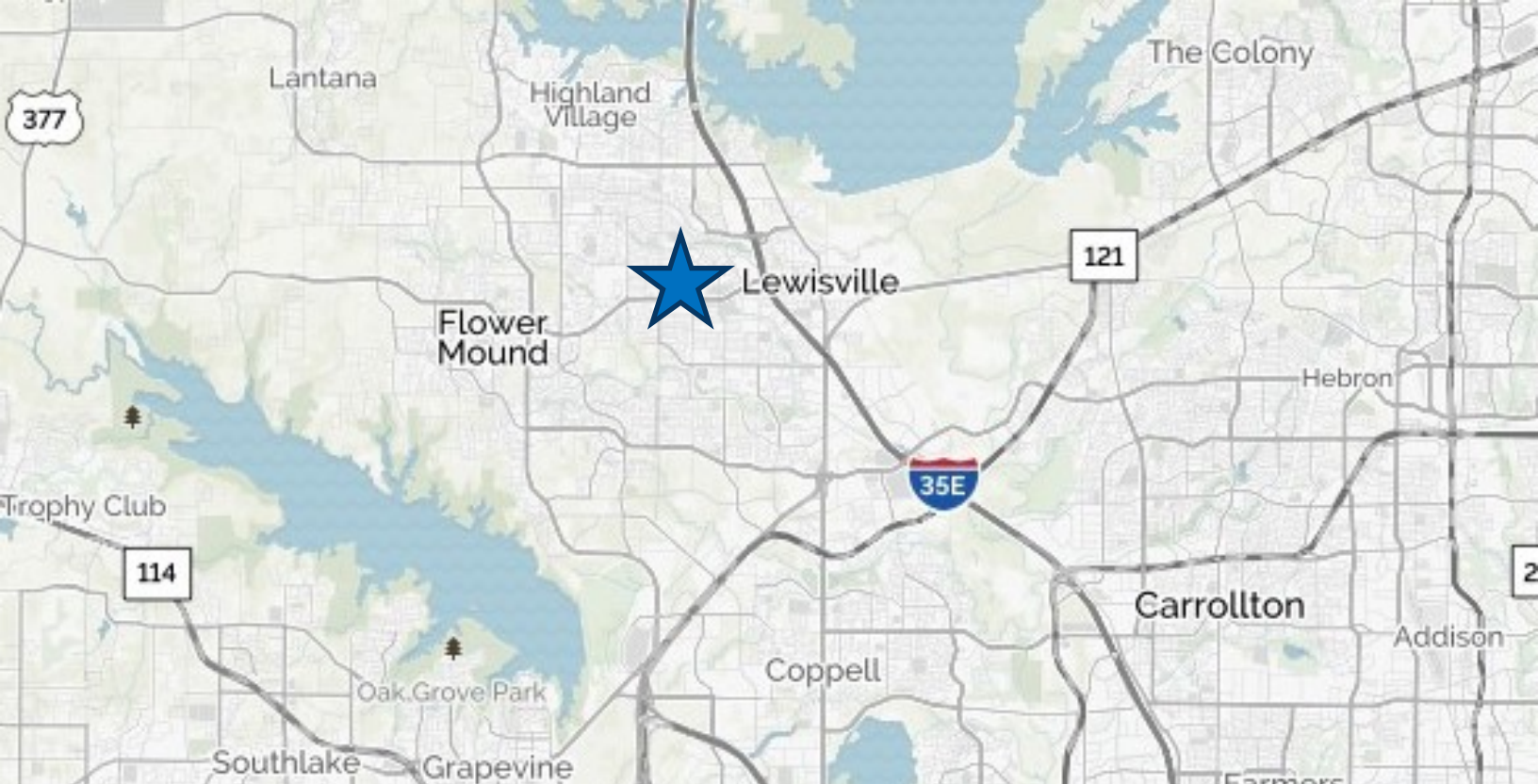
*STDBonline.com 2018

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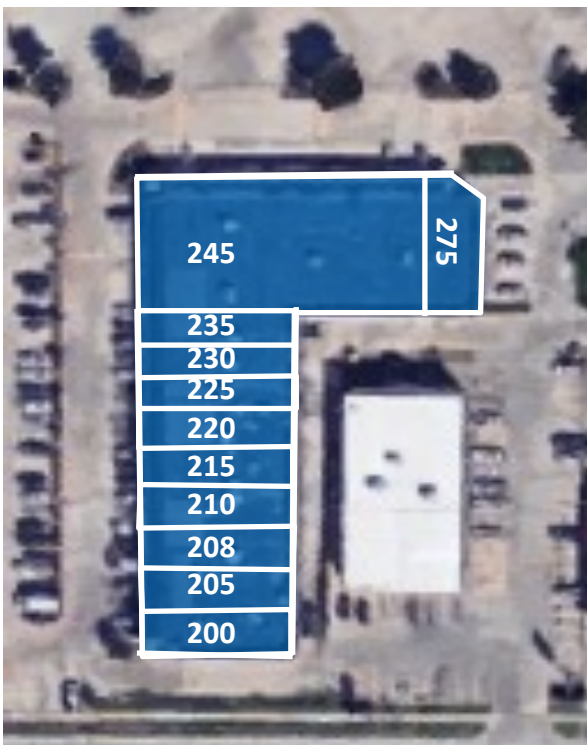
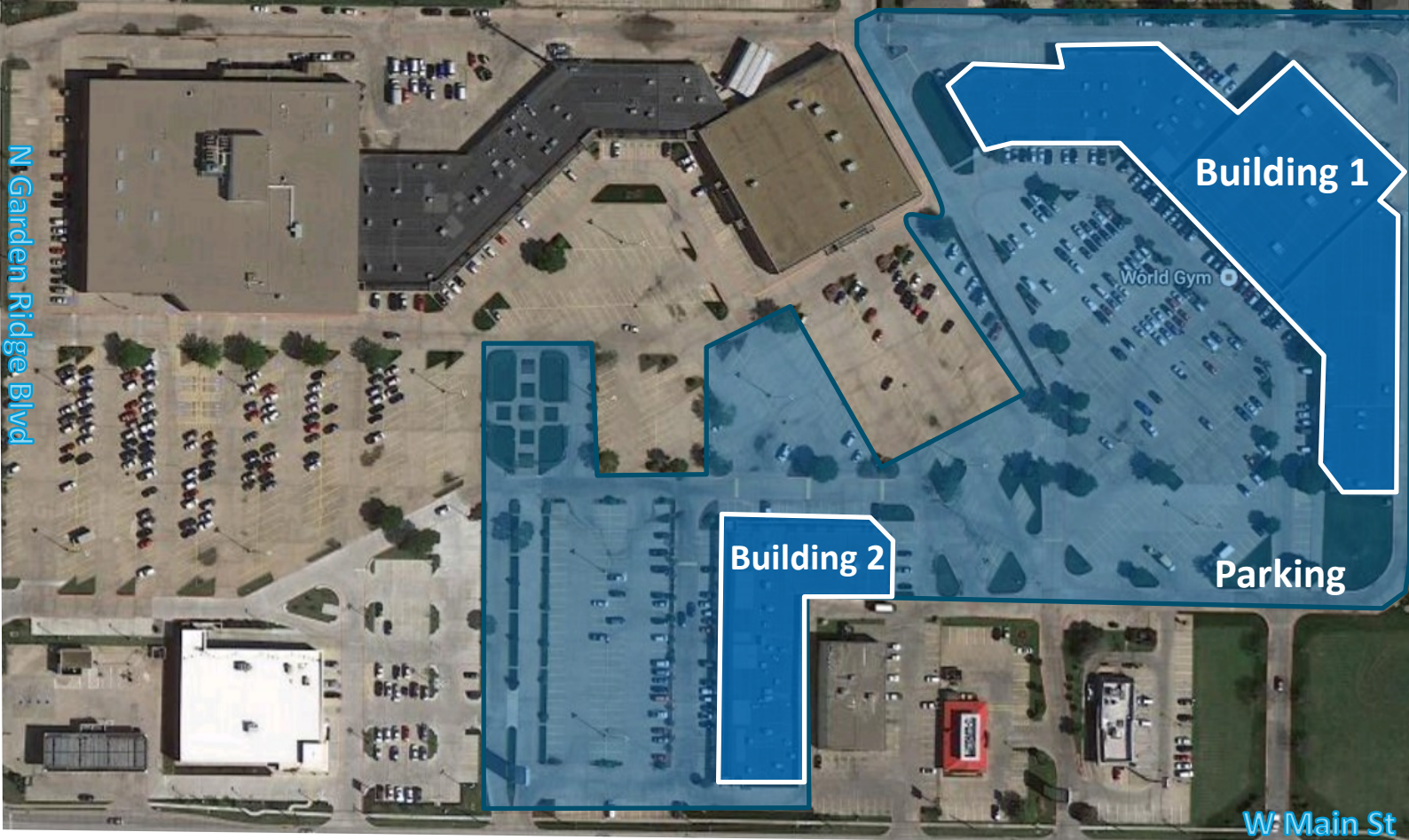
1565 W Main St

Retail Center with Easy Access from Main Street and Garden Ridge Road



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Retail Center with Easy Access from
Main Street and Garden Ridge Road



Suite	Details	Space
200	Potential Availability (Call for Pricing)	2,212 SF
205	Dental	2,000 SF
208	Shipping / Packing	1,142 SF
210	Carmine's Pizza	1,750 SF
215	Ray's Barber Shop	1,042 SF
220	Lewisville Boot	971 SF
225	Asian / Sushi	1,989 SF
230	Farmers Insurance	1,260 SF
235	Hair Maxx	1,400 SF
245	NEW—Military Recruitment Center	6,400 SF
275	RDA Pro-Mart	5,151 SF
415	Escape RoomHQ	2,200 SF
417	Village E-Cig	1,400 SF
419	Rebel Muse Tattoo	4,000 SF
420	Locker Room Sportswear	3,312 SF
421	Minuteman Press	3,284 SF
423	Catering	2,239 SF
425	Main Street Salons	10,114 SF
450	Fitness Connection	30,000 SF
460	Available	15,843 SF
468	Precision Sports Nutrition	1,260 SF
475	Available	3,000 SF
485	Greater Lewisville Soccer	1,398 SF
495	Escape Room	2,897 SF

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Retail Center with Easy Access from Main Street and Garden Ridge Road



Information On 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.

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.

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