



MIXED-USE RETAIL AVAILABLE FOR LEASE



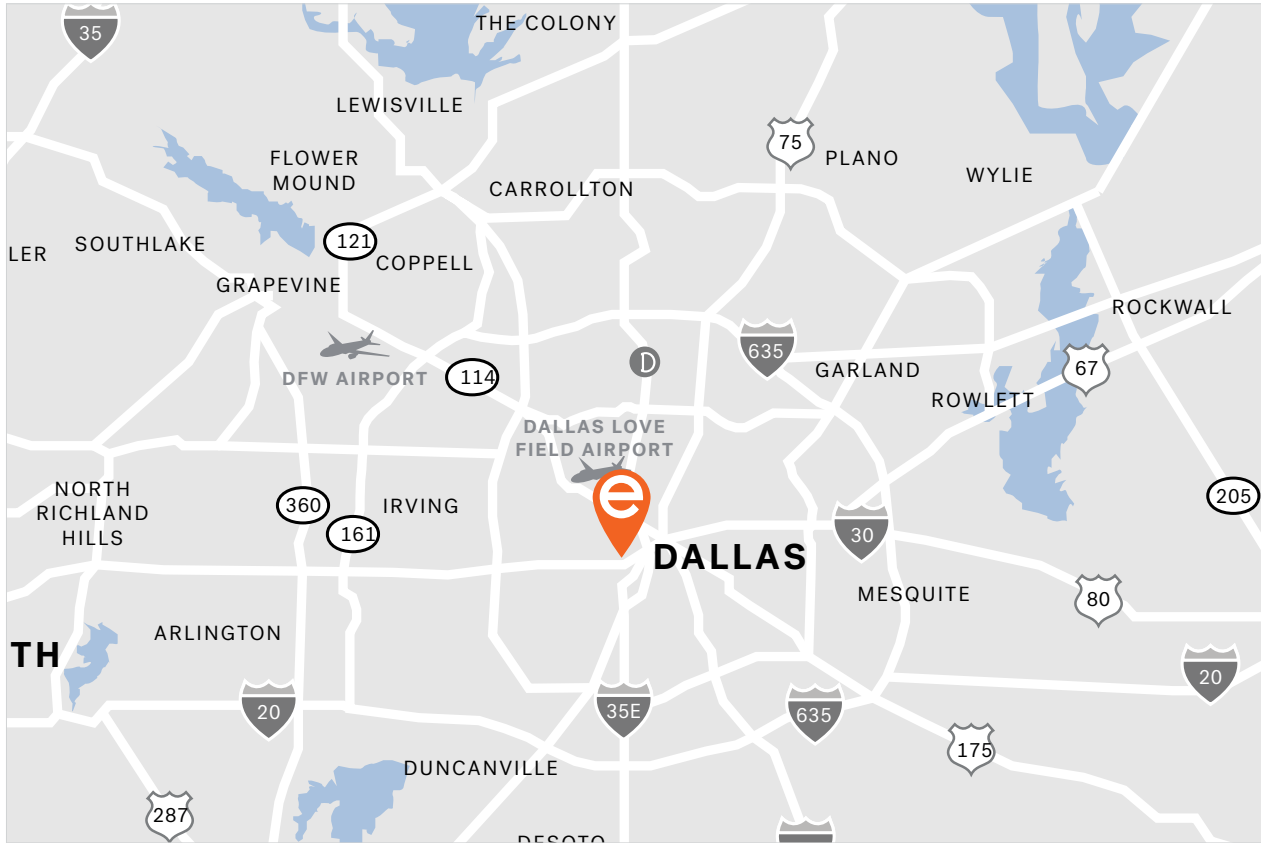
Sylvan Thirty

1818 Sylvan Avenue Dallas, Texas 75208

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LOCATION

1818 Sylvan Avenue
Dallas, TX 75208



AVAILABLE SPACE

700 sf
1,024 sf (Former Restaurant)
1,292 sf
1,355 sf
1,660 sf
3,557 (Former Salon)
3,800 sf (Former Restaurant)



TRAFFIC COUNTS

106,793 CPD **20,841 CPD**
I-30 Sylvan Ave



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,144	142,838	386,651
DAYTIME POPULATION	16,288	334,707	711,209
AVG HH INCOME	\$99,459	\$91,322	\$87,246

AREA RETAILERS

Another Round Mini Golf, The Groove
Pickleball, Pure NRG Cycle, Henry's Majestic,
Crab Pot Boil House and Oyster Bar, Taco City
y Mas, 7-Eleven, Chase Bank, Dollar Tree

PROPERTY INFORMATION

- Spaces range from 700 SF to 3,800 SF, including 2nd-gen restaurant
- Located in West Dallas/Oak Cliff, minutes from Trinity Groves and Bishop Arts District
- Walkable, community-focused setting with on-site parking and patio potential



SUITE	TENANT	SF	SUITE	TENANT	SF
A100	Hopeton Bank	2,649	F120	Nora Bar & Burger	645
B100	AVAILABLE	1,292	F140	AVAILABLE	700
C100	Bahn Mi Station	1,440	F150	Juiceland	1,342
C120	AVAILABLE	1,660	F200	AVAILABLE	3,800
C150	AT&T	2,651	G100	Cox Farms Market	8,000
D100	CibiDivino Market	4,380	G150	Sugo Sushi	3,100
D150	Packin' Bowls	1,588	H100	Avita Pharmacy	1,616
E100	Tacodeli	2,662	H110	Bibbentuckers	700
E150	Houndstooth Coffee	2,177	H120	AVAILABLE	1,024
F100	Ten Ramen	700	H130	AVAILABLE	1,355
			H140	AVAILABLE	3,557





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.