



For Lease

Restaurant/Retail Opportunities

4123 Cedar Springs Rd | Dallas, TX 75219

 **JLL** SEE A BRIGHTER WAY

Property Highlights

- Rare second-generation retail/restaurant space in Oak Lawn's most walkable corridor
- Premium Cedar Springs Road frontage delivers maximum visibility and high daily traffic exposure
- Built-in foot traffic from approximately 300 apartment residents above retail level
- On-site parking garage ensures seamless customer experience and accessibility
- 133 retail parking spaces

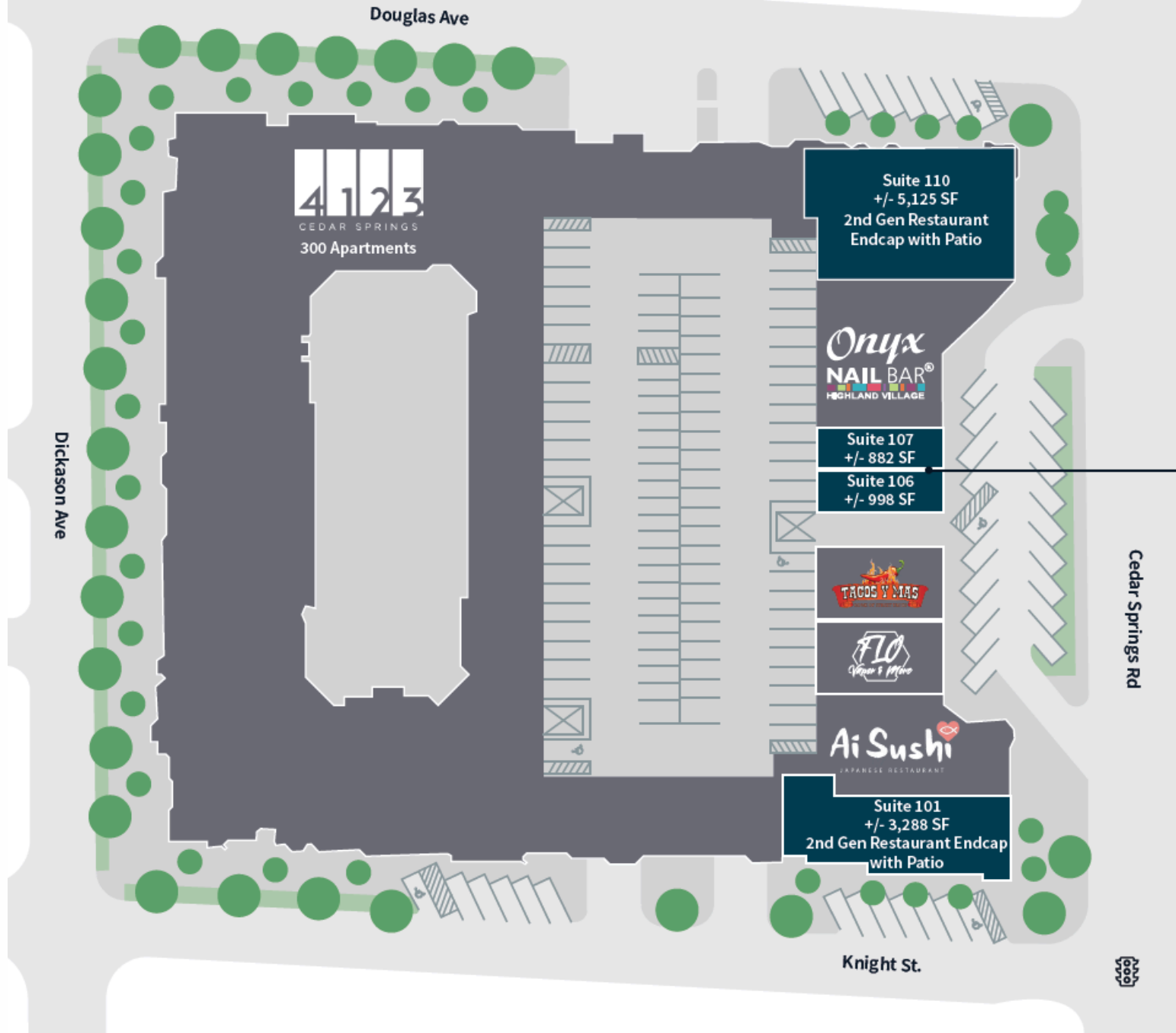




Oak Lawn is one of Dallas’ most vibrant and walkable urban districts, anchored by high-traffic corridors like Cedar Springs Road and Lemmon Avenue at the gateway to Uptown and the Dallas Medical District. Known for its strong sense of community, dense residential base, and active street life, the area features a dynamic mix of nightlife, restaurants, boutique fitness, and neighborhood retail. With proximity to major attractions, parks, and entertainment hubs, Oak Lawn benefits from both strong local traffic and consistent visitor activity, supporting high-performing food, beverage, service, and specialty retail concept.

Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|---------------------------|-----------------------------|-------------------------------------|
| Estimated population | 35,848 | 194,063 | 386,268 |
| Estimated households | 23,581 | 107,111 | 189,822 |
| Estimated daytime population | 32,546 | 256,687 | 397,883 |
| Est. Average HH income | \$150,158 | \$159,132 | \$157,636 |
| Traffic counts | Lemmon Ave: +/- 44,170 | Oak Lawn Ave: +/- 28,120 | Cedar Springs Rd: +/- 20,854 VPD |



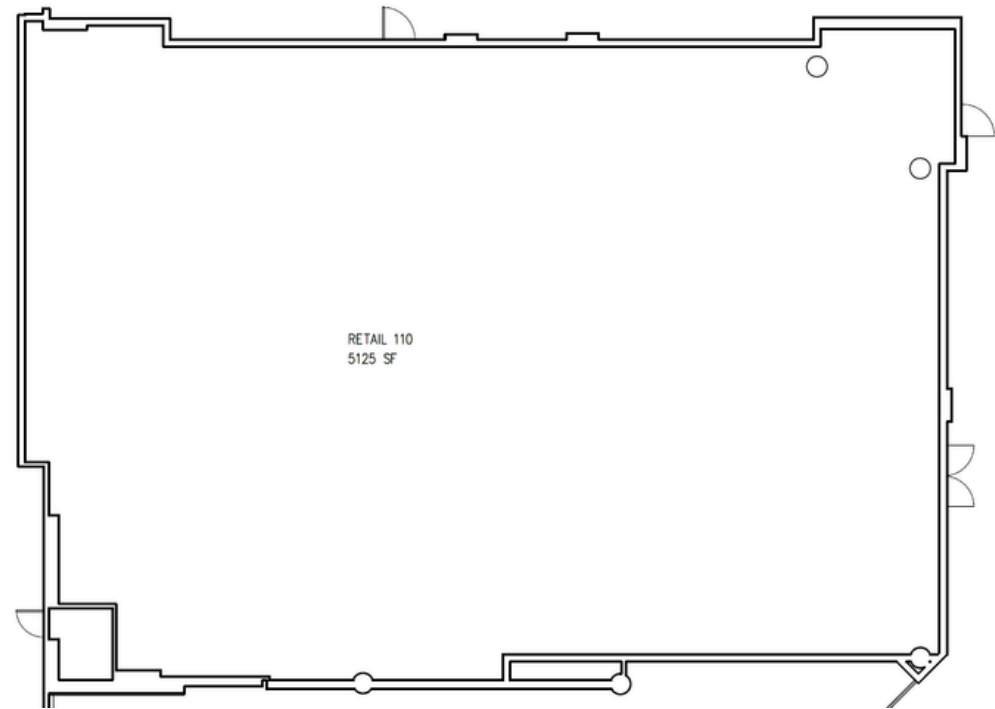
| Tenants | | |
|-----------|----------|---------------|
| Suite | SF | Status |
| Suite 110 | 5,125 SF | Available |
| Suite 108 | 3,801 SF | Onyx Nail Bar |
| Suite 107 | 882 SF | Available |
| Suite 106 | 998 SF | Available |
| Suite 105 | 1,773 SF | Taco Y Mas |
| Suite 103 | 1,597 SF | Flo Vapor |
| Suite 102 | 3,647 SF | Ai Sushi |
| Suite 101 | 3,288 SF | Available |

Suite 106 and 107
can be combined
for +/- 1,880 SF

Site Plan



Suite 110

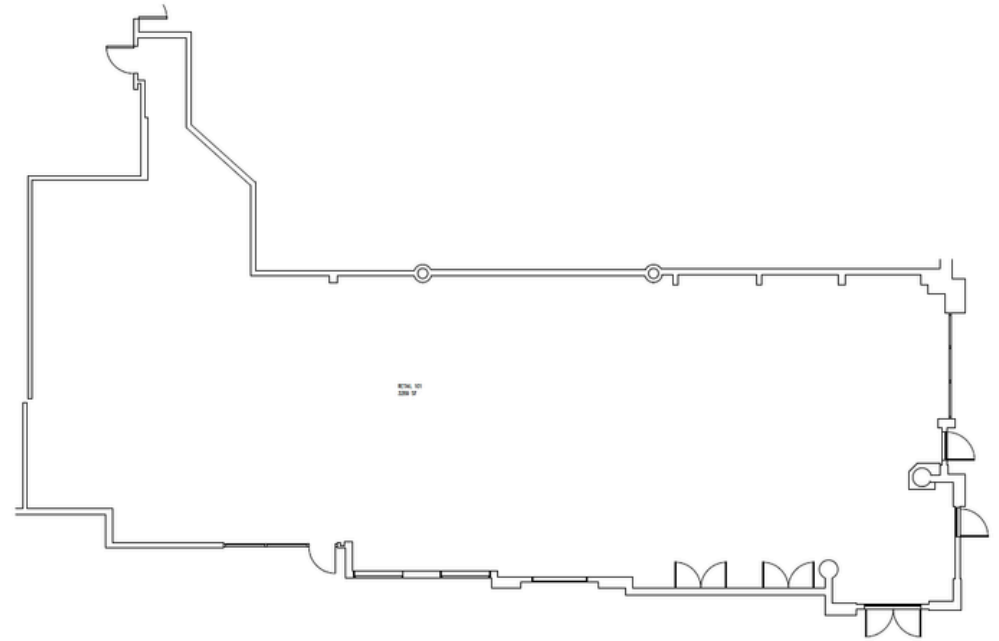


5,125 SF

**2nd Generation Restaurant
Endcap with Patio**

Availabilities

Suite 101



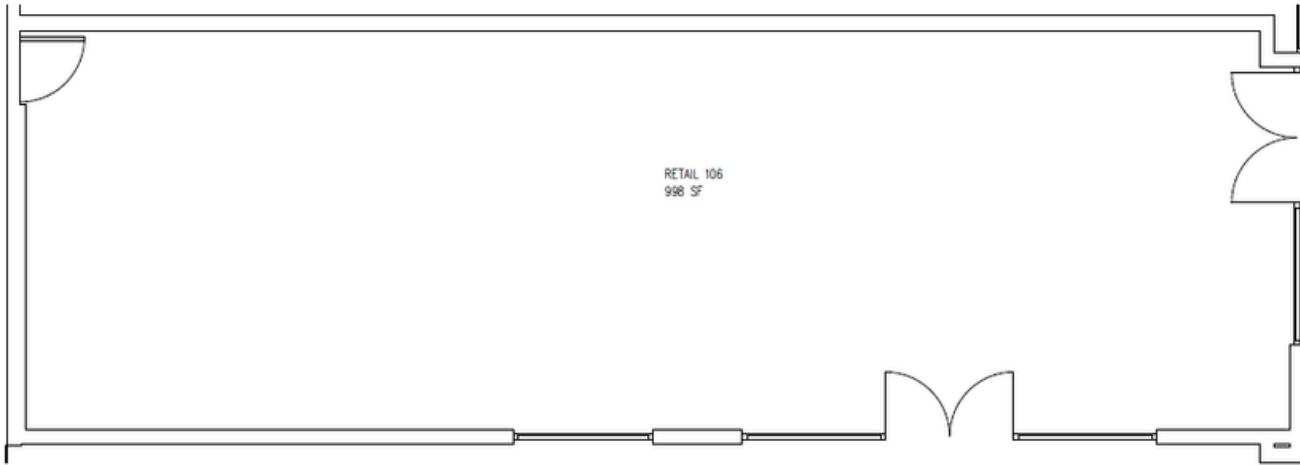
3,288 SF

**2nd Generation Restaurant
Endcap with Patio**

Availabilities

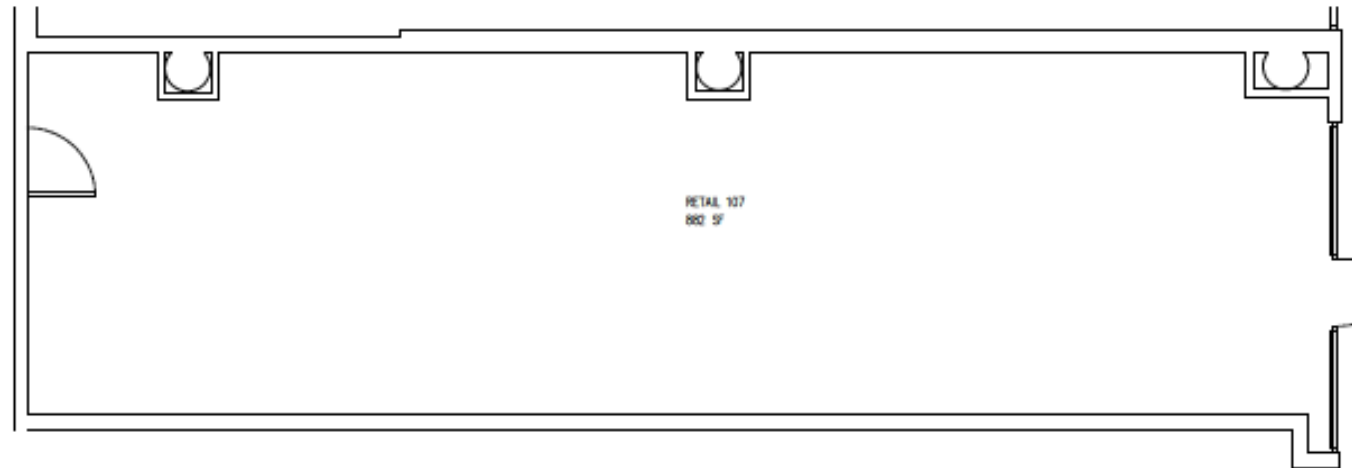
Suite 106

998 SF



Suite 107

882 SF



2nd Generation retail spaces can be combined for 1,880 SF

Availabilities



Aerial

Thank you

About JLL

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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.

| | | | |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Michael Wheat | 407274 | michael.wheat@jll.com | +1 214 396 5468 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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