



FOR SUBLEASE

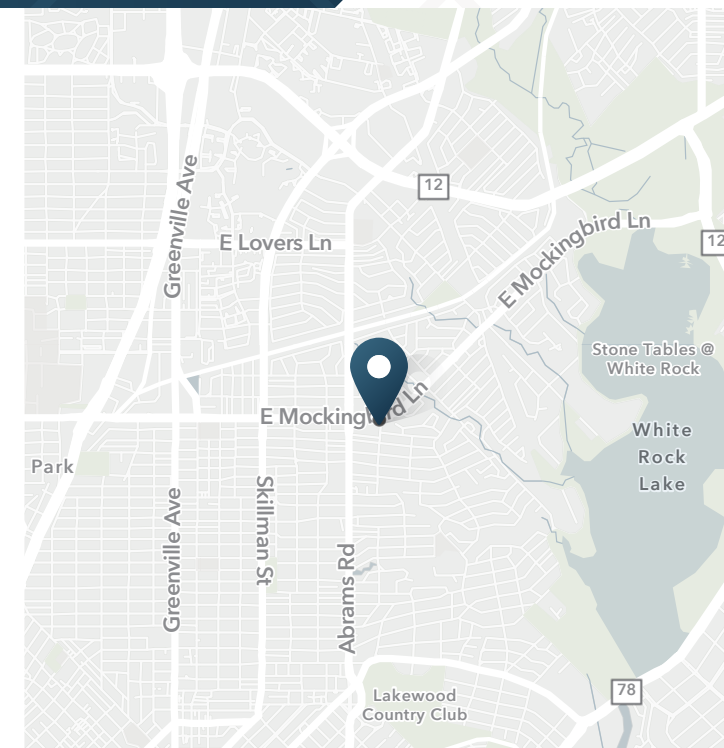
# Lakewood Fitness Club

6464 E Mockingbird Ln | Dallas, TX 75214



# Lakewood Fitness Club

6464 E Mockingbird Ln | Dallas, TX 75214



**FOR SUBLEASE**

24,011 SF  
Available

12/31/2031  
Lease Expiration

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Former Gym
- Anchor at infill neighborhood center
- Prominent position at strong intersection
- Contact broker for economics

## JOIN THESE LOCAL RETAILERS



## TRAFFIC COUNTS

Mockingbird Ln	27,119 AADT
Abrams Rd	19,328 AADT
Year: 2023   Source: TxDOT	



**Mockingbird Commons**  
*Tom Thumb*  
PIADA CRISP GREEN  
GNC SportClips PURE  
UrgentVet OGLE SCHOOL

**Hillside Village Shopping Center**  
SPROUTS FARMERS MARKET petbar  
SEPHORA PLAYTRI  
RIO Palmer's Dream Cafe  
the LASH LOUNGE ChopShop JuiceLand

**St. Thomas Aquinas Catholic School**

**SITE**

**Lakewood Village**  
TEXAS FAMILY FITNESS Fossil Creek LIQUOR DOLLAR TREE  
AST GYMNASIUM SHERWIN WILLIAMS  
KNIT DALLAS DELIVERY PIZZA & PASTA DALLAS PET DEP. TACO JOINT

Ravendale Ln

Ravendale Ln

Mockingbird Ln 31,842 AADT '23

Abrams Rd 22,461 AADT '23

Mockingbird Ln 27,119 AADT '23

Winton St

Abrams Rd 19,328 AADT '23

Hillside Dr 1,209 AADT '23

Anita St

Anita St





## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2024 Estimated Population	14,515	168,922	464,069
2029 Projected Population	14,474	171,462	475,788
Proj. Annual Growth 2024 to 2029	-0.06%	0.30%	0.50%

### Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	11,531	163,017	575,780
Workers	5,200	98,547	393,208
Residents	6,331	64,470	182,572

### Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$249,306	\$154,170	\$140,685
2024 Est. Median Household Income	\$191,925	\$91,178	\$84,248

### Households & Growth

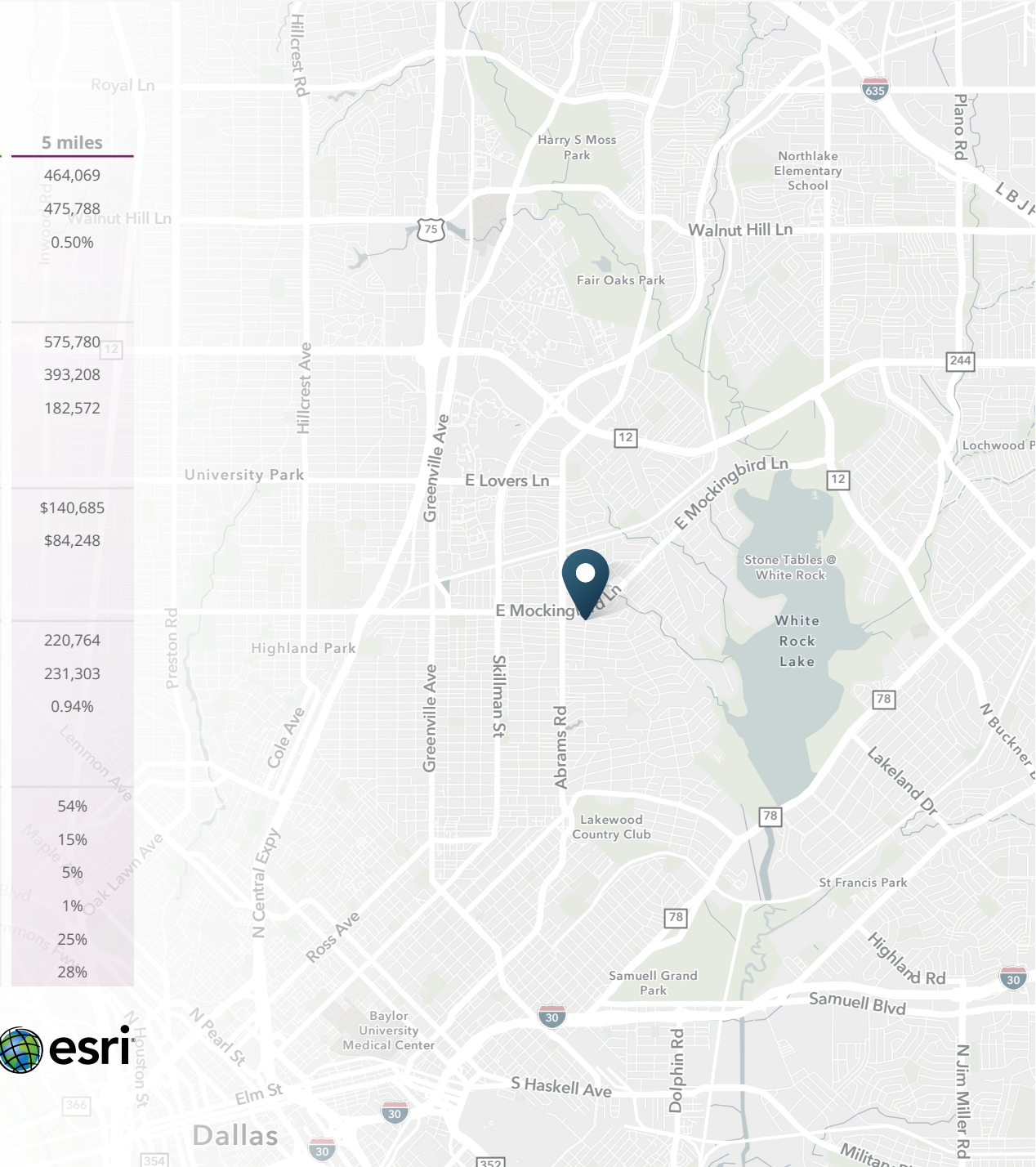
	1 mile	3 miles	5 miles
2024 Estimated Households	6,056	79,534	220,764
2029 Estimated Households	6,056	81,829	231,303
Proj. Annual Growth 2024 to 2029	0.00%	0.57%	0.94%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	81%	61%	54%
2024 Est. Black or African American	2%	9%	15%
2024 Est. Asian or Pacific Islander	4%	7%	5%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	13%	23%	25%
2024 Est. Hispanic (Any Race)	11%	24%	28%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS Real Estate Partners**

8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231  
214.560.3200

**Maddox Graham**

Vice President  
214.560.3296  
maddox.graham@srsre.com

**Tyler Grisham**

Senior Vice President & Managing Principal  
214.560.3305  
tyler.grisham@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.

# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Grisham	591398	tyler.grisham@srsre.com	214.263.1457
Sales Agent/Associate's Name	License No.	Email	Phone