FOR LEASE

MIDWAY MARKET

NWC OF FRANKFORD RD & MIDWAY RD, DALLAS, TEXAS

Perform Properties

SCOTT RODGERS Partner
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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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MIDWAY MARKET | 3939 Frankford Rd, Dallas, Texas 75287

OVERVIEW

- 1,050 SF - 3,388 SF Available
- 2,500 SF 2nd Gen Restaurant Available
- 14,006 SF / 0.32 AC Pad Site Available
- Located between President George Bush Tollway & Dallas North Tollway
- Excellent Visibility with Pylon Signage Available
- Anchored by a High-Performing Kroger
- Strong Neighborhood Demographics with High-Income Households and Heavy Traffic Counts
- Call for Info & Price

TRAFFIC COUNTS

Midway Rd: 32,274 VPD (TXDOT, 2024)
Frankford Rd: 26,897 VPD (TXDOT, 2024)
Vail St: 4,518 VPD (TXDOT, 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2025 Population	29,451	146,533	374,054
Households	15,736	69,818	169,686
Daytime Pop.	19,779	167,716	457,875
Avg HH Income	$99,111	$126,514	$136,253

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STE	TENANT	SF
100	Dry Clean City	2,800
102	**AVAILABLE**	**1,050**
104	**AVAILABLE**	**1,400**
106	Style Massage	1,050
108	**AVAILABLE**	**2,500**
	2nd Gen Restaurant	
110	Asicale Jewelry	1,000
116	**AVAILABLE**	**1,372**
118	**AVAILABLE**	**2,016**
120	Tops Cafe	3,952
122	Bliss Dental	2,100
126	Cricket Wireless	1,400
130	Hair Loft	1,000
124	**AVAILABLE**	**1,800**

PAD 1 - Future Tire User

PAD 2 - 14,006 SF AVAILABLE

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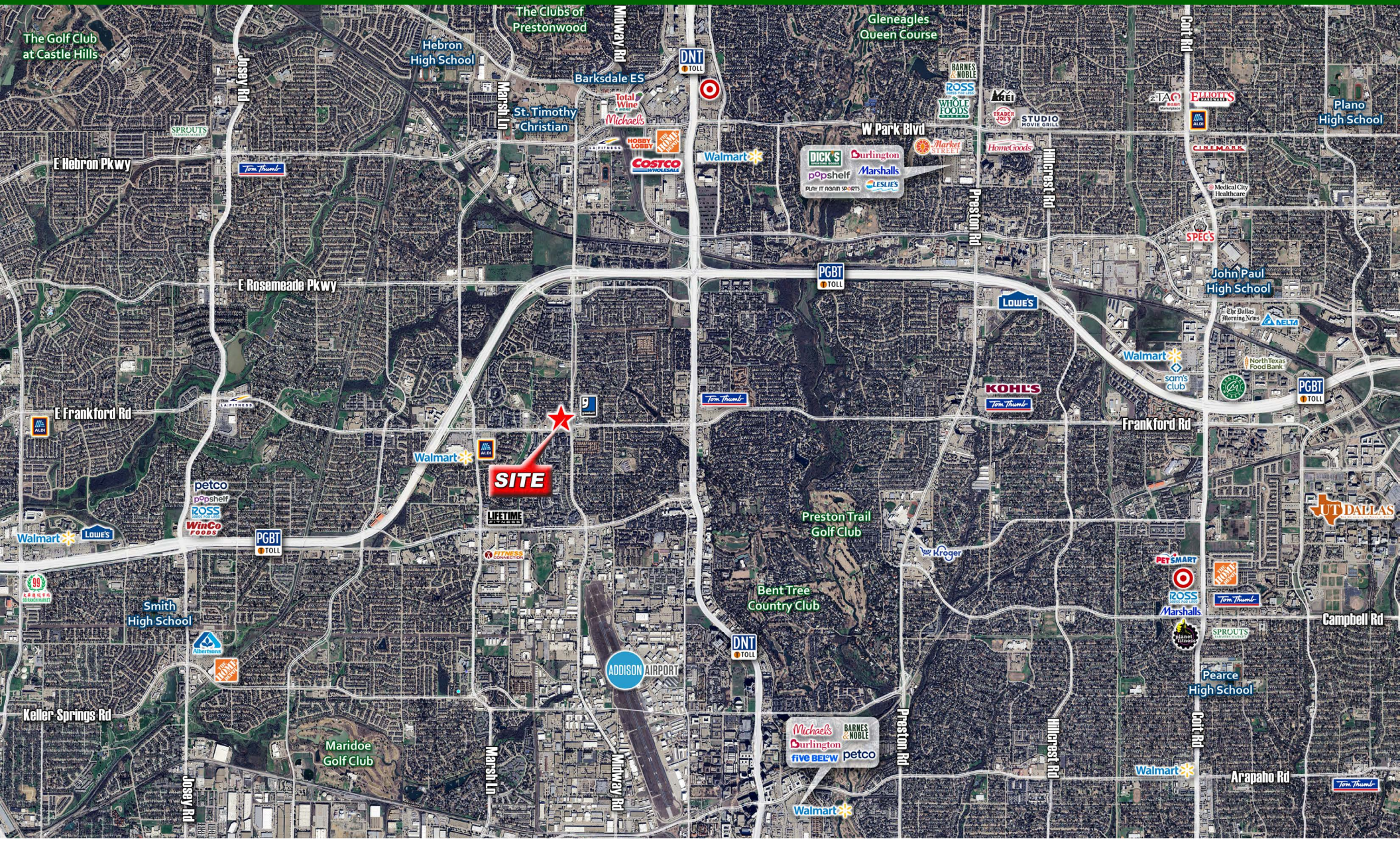

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2-10-2025

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date