



## MEDALLION CENTER FOR LEASE

6464 NORTHWEST HWY  
DALLAS, TX

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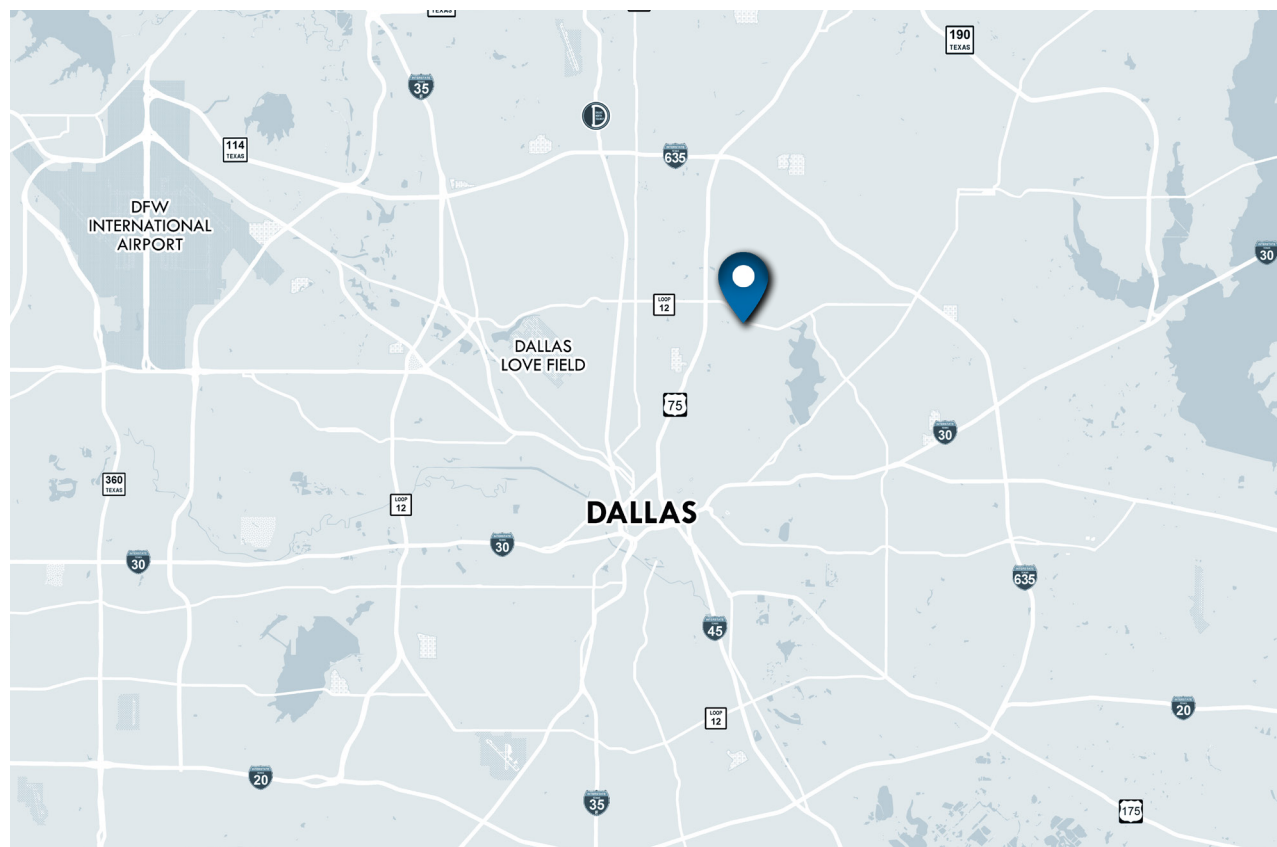
## 6464 NORTHWEST HWY

**SUITE 316**  
1,706 SF  
2ND GEN  
RESTAURANT

**SUITE 901 & 902**  
PAD SITE FOR GROUND LEASE  
2,500 SF BUILDING

**SKILLMAN ST**  
25,889 VPD 2022

- ★ TARGET ANCHORED CENTER
- ★ REGIONAL SHOPPING CENTER WITH ACCESS TO NORTHWEST HWY



## 2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	35,439	164,165	443,880
EST. DAYTIME POPULATION	11,763	76,908	288,860
EST. AVG. HH INCOME	\$98,364	\$187,843	\$168,330

## AREA ATTRACTIONS



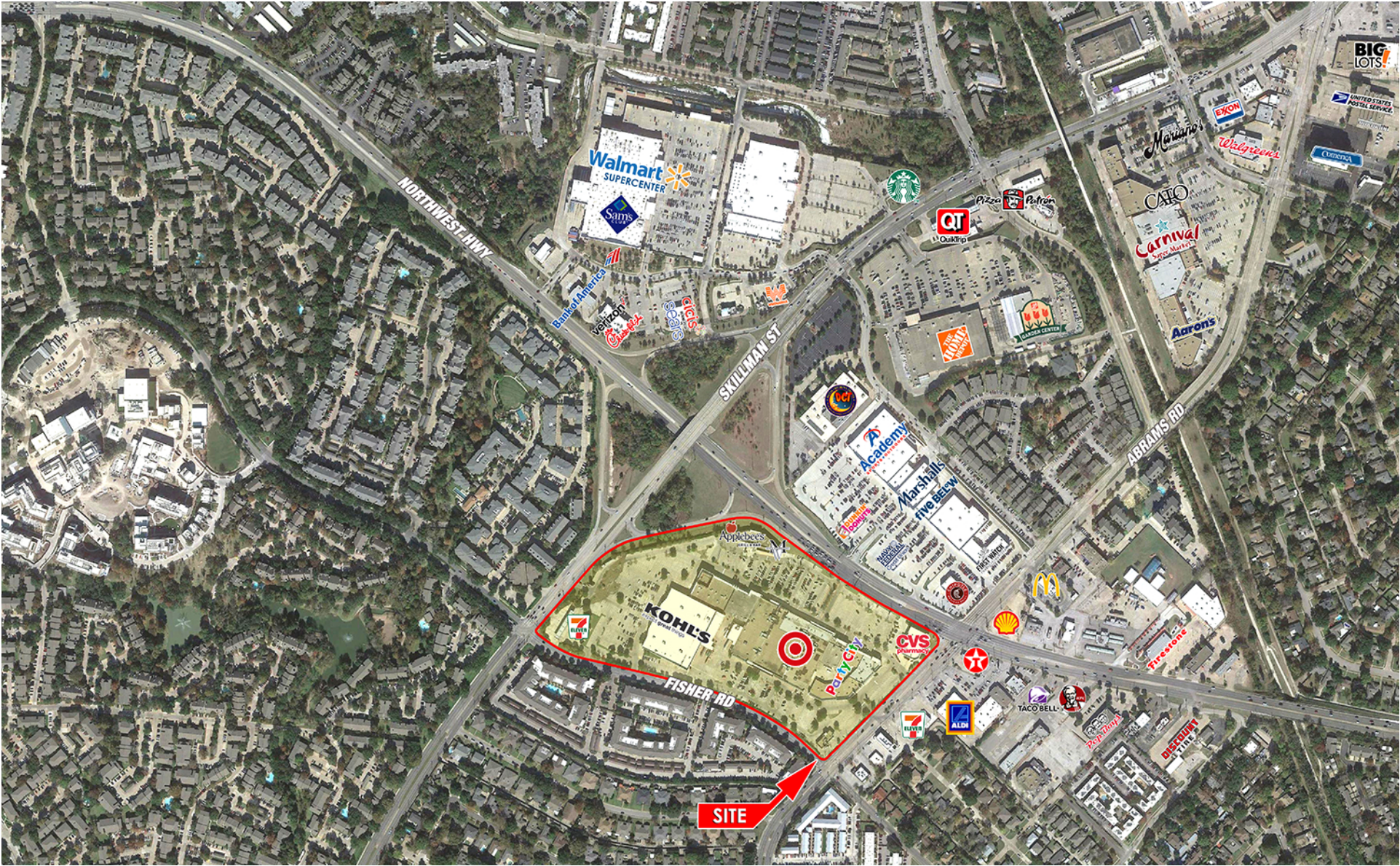
**PET SUPPLIES PLUS**





UNIT	TENANTS	SF
<b>BUILDING ONE</b>		
125	Planet Fitness	25,000
127	Kohl's	63,925
138	Summit Salon Suites	8,955
144	Down to Play	5,843
150	Yardstick	7,510
150	Scrubs & Beyond	2,625
160	<b>VACANT</b>	<b>1,543</b>
170	Pet Supplies Plus	8,883
200	STORAGE SPACE	1 <sup>st</sup> floor - 1,971 2 <sup>nd</sup> floor - 1,145
<b>BUILDING TWO</b>		
212	Target	120,000
<b>BUILDING THREE</b>		
305	<b>VACANT</b>	<b>11,145</b>
309	America's Best Contact & Eyeglasses	5,774
312	Bliss Nail Salon	3,075
314	Supercuts	1,070
316	<b>2ND GEN RESTAURANT</b>	<b>1,706</b>
318	Salata	2,288
322	Subway	1,463
324	Smile Dental	2,948
326	Unrefined Bakery	2,229
330	Taekwondo	2,073
331	Dr. Kobdich, Jr.	1,063
335	Yoga	2,860
339	Ingram's Donuts	1,050
341	Medallion Barbers	1,050
343	Christian Science Reading Room	1,345
345	Milan Laser	1,834
347	RDA Promart	1,392
349	The Skin & Body Co.	1,390
<b>BUILDING FOUR</b>		
400	CVS	12,900
<b>BUILDING FIVE</b>		
510	Applebee's	6,700
514	Mattress Firm	5,543
<b>BUILDING SIX</b>		
901 & 902	<b>PAD SITE FOR GROUND LEASE</b>	<b>2,800 SF BUILDING</b>
<b>BUILDING SEVEN</b>		
701	7 Eleven	2,997











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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.

2-10-2025



## 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.

Venture Commercial Real Estate, LLC.  
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Primary Assumed Business Name

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