



RETAIL SPACE AVAILABLE FOR LEASE

POST EASTSIDE

1801 N. GREENVILLE AVENUE, RICHARDSON, TEXAS 75081



For Lease

1,517-2,977 SF

Post Eastside

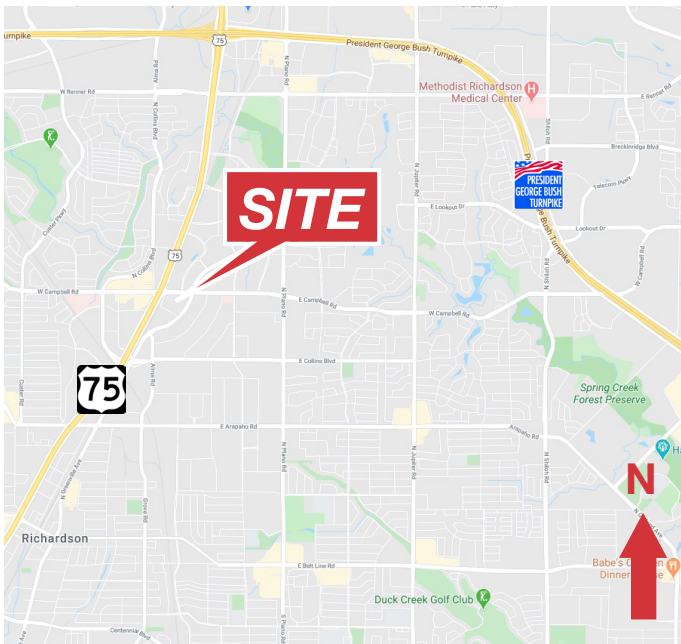
1801 N. Greenville Avenue

Richardson, Texas 75081

Property Features

- Located in Richardson’s Telecom Corridor
- Heavy Daytime Population
- Located Below 435 Luxury Apartments
- Lease Rate: Contact Broker

Nearby Tenants:



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	5,630	104,799	381,910
Daytime Population	29,761	96,691	204,016
Total Number of Businesses	1,741	6,347	16,814
Average Household Income	\$115,127	\$94,590	\$84,681

Source: CoStar 2019

Traffic Counts

- N. Central Expy 234,742 VPD
- N. Greenville Ave 8,537 VPD

Source: CoStar 2018

Andrew Shaw, CCIM

Executive Vice President

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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nairl.com

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UNIT	TENANT	SF
1	Russo's Italian Kitchen	2,578
2	Jersey Mike's Subs	1,659
3	Frost Bank	5,180
4	7-Eleven	2,147
5	Sport Clips	1,000
6	Yumilicious	1,980
7	Luxe Nail Bar	2,332
8	The Lash Lounge	1,200
9	VACANT	2,958
10	Panera Bread	4,400
11	VACANT	2,250
12	Twisted Root Burger	3,000
13	Wing Nutz	5,500
14	Hotworx Yoga	2,000
15	Tiff's Treats	1,456
16	VACANT	4,000
20	Endodonic & Periodontic	2,681
21	Richardson Dental	2,539

UNIT	TENANT	SF
22	UniMed	3,773
23	JLL	10,357
24	VACANT	4,081
30	Imagique Salon Suites	
31	Urban Eatz	
32	Contact Lens Center	
33	Sweet Mix Desserts	2,217
34	Wicked Po-Boys	20,736
35	Carlos & Bella Salon	4,500
36	Yoshi Shabu Shabu	3,200
3125	AVAILABLE	1,657
37	Post Apartment Leasing	
38	Bawarchi Biryani Point	
39	Studio Martica	
3350	AVAILABLE	1,517
40	Pho Crimson	
41	Service First Mortgage	
4400	AVAILABLE	2,977

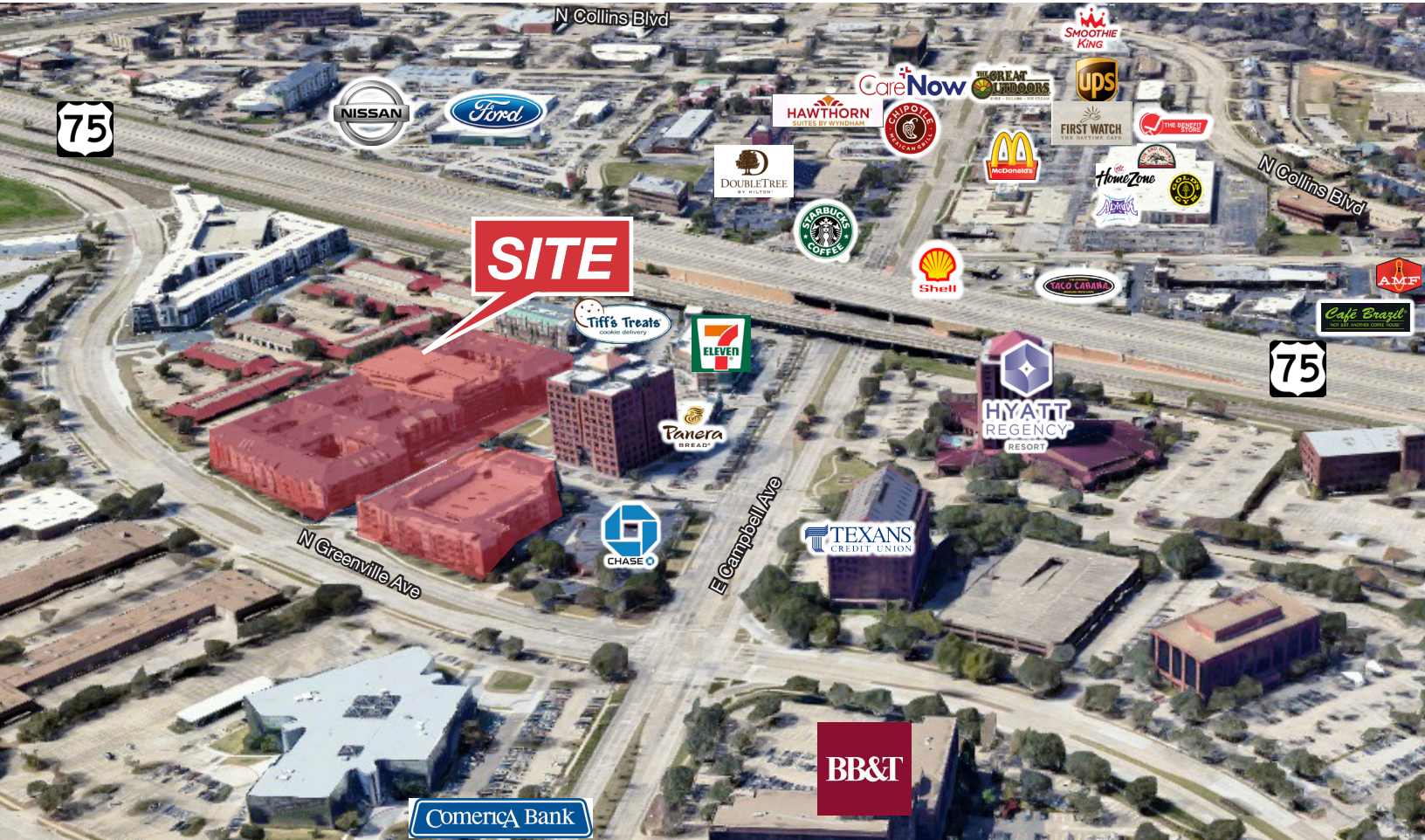
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Information About Brokerage Services

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

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Contact:

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