



# FOR LEASE



## 2ND GEN RESTAURANT

SEQ OF LEMMON AVE & WYCLIFF AVE

DALLAS, TEXAS

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# 2ND GEN RESTAURANT FOR LEASE | 4218 Lemmon Ave, Dallas, Texas 75219

## OVERVIEW

- 3,800 SF Freestanding Building w/ Covered Patio
- All FF&E included
- New roof, HVAC & vent hoods in 2023
- Rare Opportunity on Lemmon Avenue
- High daytime population with close proximity to Uptown employment centers
- Adjacent to many new multi-family developments
- Nearby retailers include Whole Foods, CVS, Nonna, Chipotle, Mia's, Taco Bell, KFC, Starbucks, McDonald's, Uncle Julio's, Buffalo Wild Wings and many more
- Easy Access to Dallas North Tollway
- Call for Info & Price

## TRAFFIC COUNTS

Lemmon Ave: 34,615 VPD (TXDOT, 2022)  
Wycliff Ave: 9,920 VPD (Kalibrate 2023)  
Douglas Ave: 12,060 VPD (Kalibrate 2023)

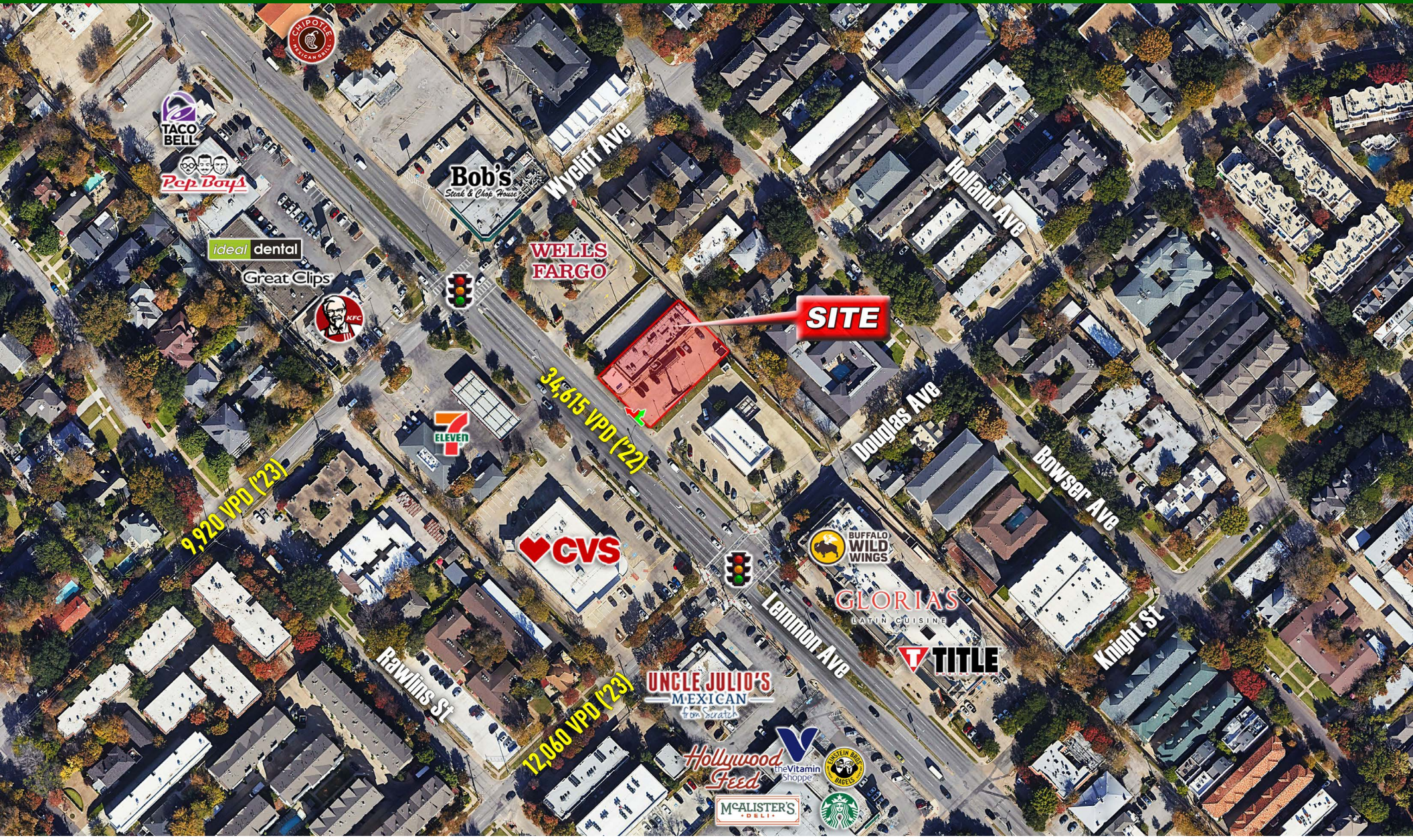
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	33,884	196,738	388,007
2028 Projected Pop.	35,369	211,853	411,745
Daytime Pop.	40,002	382,685	653,834
Avg HH Income	\$137,585	\$141,236	\$133,364



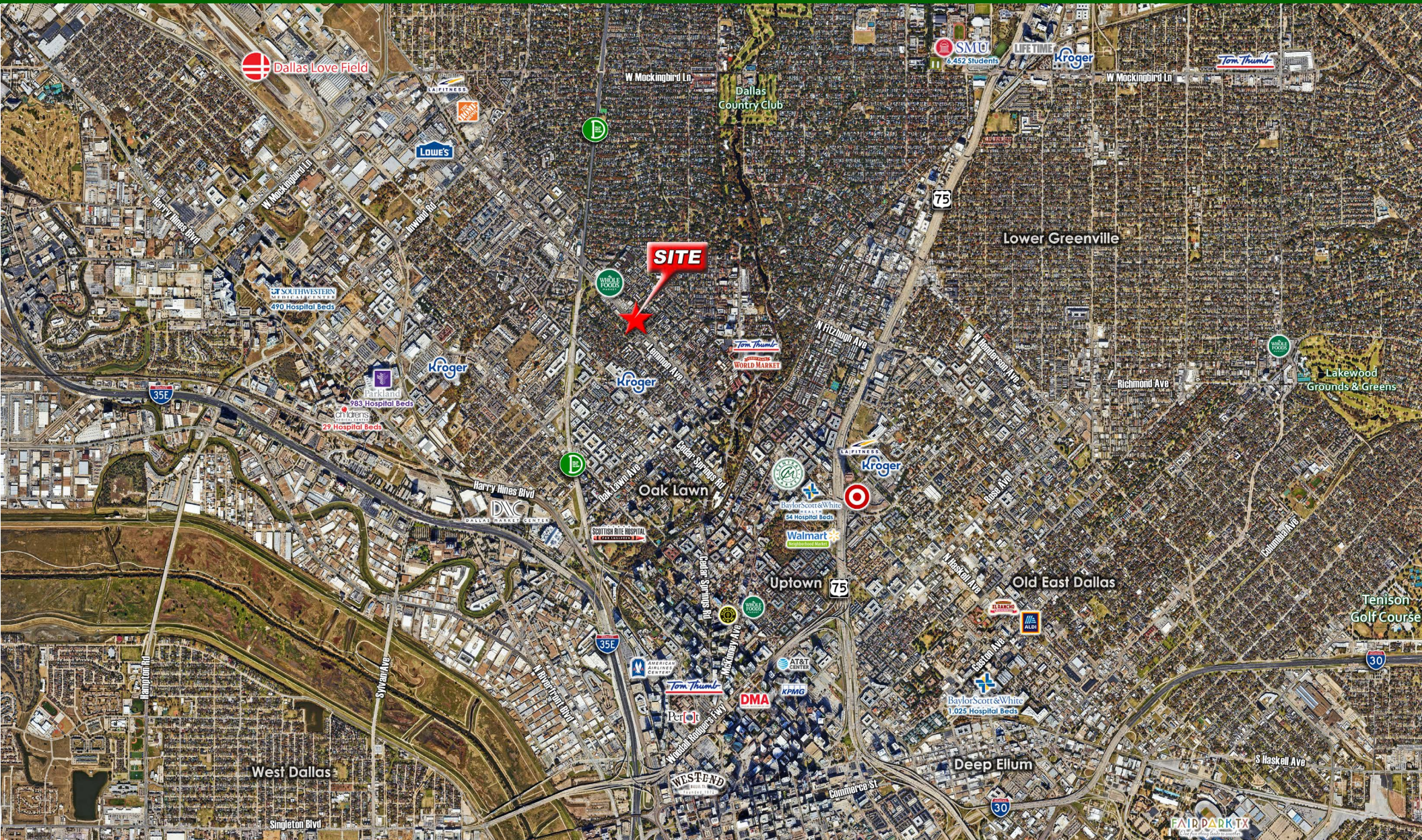


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