



FOR LEASE

2,500 SF
2ND GEN RESTAURANT
AVAILABLE NOW

NUCARE
CLEANERS

Banfield
PET HOSPITAL

6045 FOREST LANE
NEQ OF PRESTON ROAD & FOREST LANE

DALLAS, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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

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2ND GEN RESTAURANT | 6045 Forest Lane, Dallas, Texas 75230

OVERVIEW

- 2,500 SF 2nd gen restaurant space available
- former Papa John's Pizza
- Anchored by Tom Thumb and across from Whole Foods anchored shopping center
- Join Banfield Pet Hospital, ATI Physical Therapy, Smoothie King, Pizza Hut, Sherwin Williams, Great Clips, Nucare Cleaners and more
- Cross access with Tom Thumb in place
- Surrounded by affluent residential with high daytime population
- Existing Pylon Sign Available
- Call for Info & Price

TRAFFIC COUNTS

Forest Lane: 28,296 VPD (TXDOT 2024)
 Preston Road: 28,545 VPD (TXDOT 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2025 Population	9,248	118,572	407,225
Daytime Pop.	17,447	204,411	561,796
Houesholds	3,697	55,557	179,730
Avg HH Income	\$314,593	\$173,791	\$153,558



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**2,500 SF AVAILABLE
2ND GEN RESTAURANT**

ATI
PHYSICAL THERAPY

Banfield
PET HOSPITAL

SMOOTHIE KING

Pizza Hut

GREAT CLIPS

WHOLE FOODS MARKET

Huntington LEARNING CENTER

FAJITA PETE'S

ULTA

WELLS FARGO

HUDSON HOUSE

The UPS Store

Staples

PEI WEI

corepower YOGA

C.Y.CLE BAR PREMIUM INDOOR CYCLING

GYMBOREE

FANTASTIC SAM'S
FOOD & DRINK

SALIO BISTRO

Tom Thumb

WOODLANDS
AMERICAN GRILL

Forest Ln

28,296 VPD ('24)

TRUIST

FAT STRAWS

Preston Rd

28,545 VPD ('24)

26,294 VPD ('24)

28,397 VPD ('24)

FIRST WATCH

CityVet

ZiziKis

DALLAS NATURAL MATTRESS

PNC

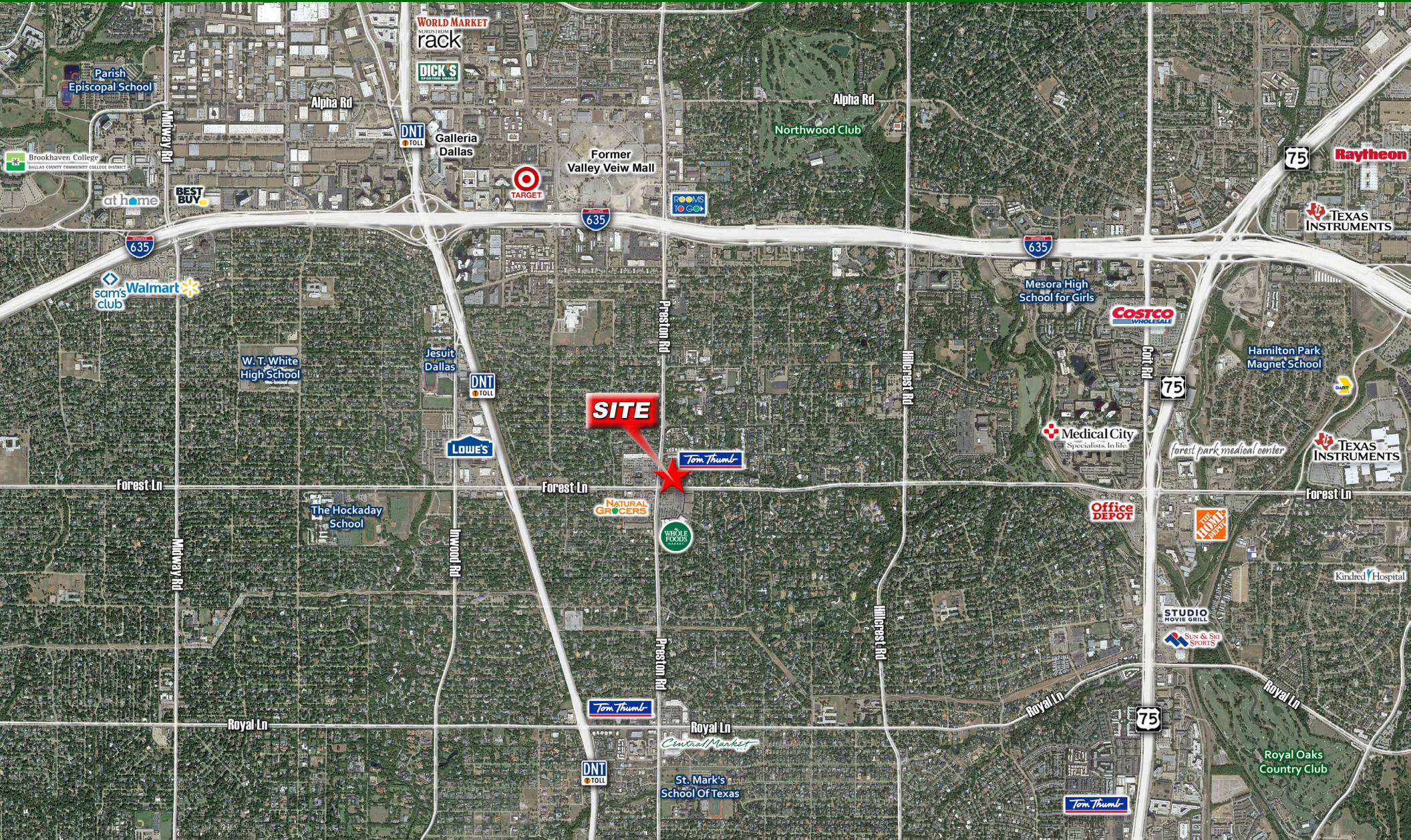


7-ELEVEN

Run On!

FLEET FEET

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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.

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