

Mockingbird Central

5400 E Mockingbird Lane
 Dallas, TX 75206
cbre.com/txretail

Property Information

- + 80,000 SF shopping center located in Dallas core
- + Newly renovated & updated exterior
- + Shopping center services Park Cities, Lakewood, M Streets, White Rock neighborhoods
- + Highly visible storefront and pylon signage
- + Ample surface parking
- + Convenient ingress/egress
- + Dense residential area with heavy daytime worker population



Available Space

- + Ground Level: 1,089 SF - 7,497 SF
- + Second Level: 2,366 SF

Contact Us

Andrew Lehner
 First Vice President
 +1 214 252 1174
andrew.lehner@cbre.com

Traffic Counts (2022)

Street Name	Count
Mockingbird Ln	47,002 vpd
US-75	290,763 vpd

Source(s): CoStar

2023 Demographic Summary

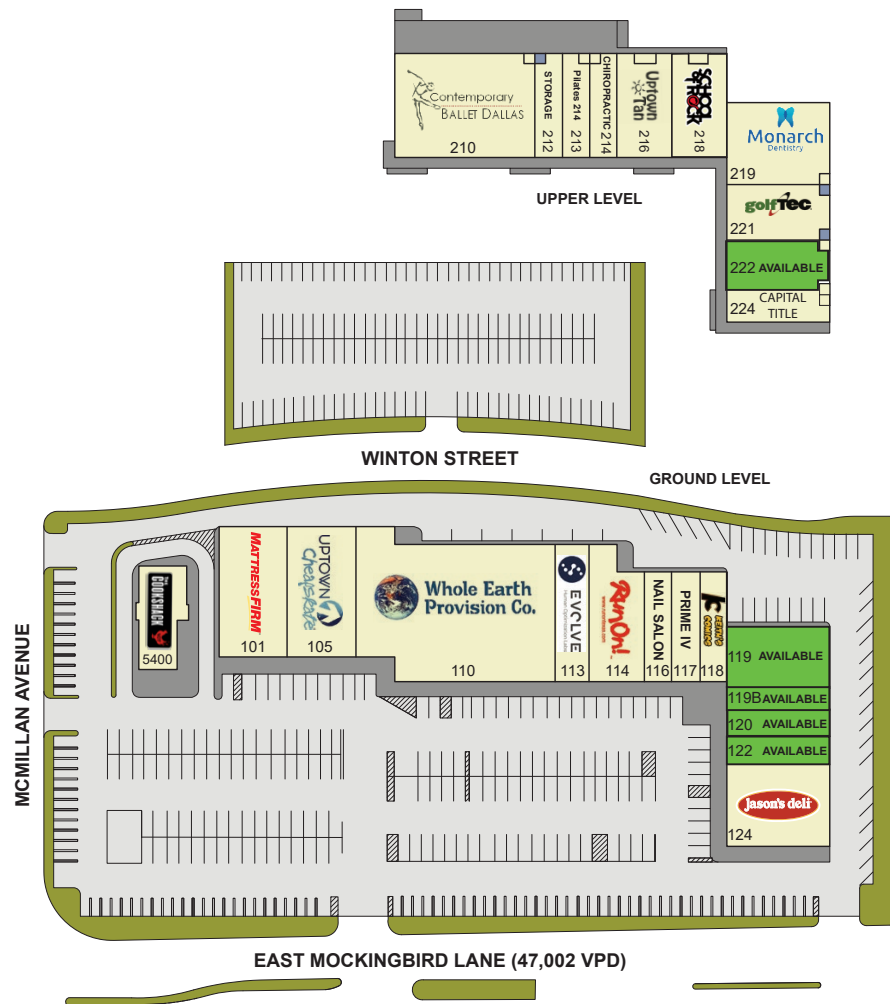
	1-Mile	3-Miles	5-Miles
Total Population	24,923	214,579	414,000
Daytime Population	35,143	238,415	630,701
Average HH Income	\$171,426	\$151,188	\$141,276
Median Age	32.4	35.8	36.4

Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease

Site Plan



UPPER LEVEL

SUITE	TENANT	SF
210	SCHOOL OF CONTEMPORAY BALLET OF DALLAS	7,730
212	WHOLE EARTH PROVISION STORAGE	1,516
213	PILATES 214	1,515
214	ALIGN CHIROPRACTIC	1,519
216	UPTOWN TAN	3,032
218	SCHOOL OF ROCK	3,031
219	MONARCH DENTAL	4,436
221	GOLFTEC	2,958
222	AVAILABLE	2,366
224	CAPITAL TITLE	2,109

GROUND LEVEL

SUITE	TENANT	SF
5400	COOKSHACK	3,410
101	MATTRESS FIRM	4,683
105	UPTOWN CHEAPSKATE	4,805
110	WHOLE EARTH PROVISIONS	14,274
113	EVOLVE HUMAN LABS	2,490
114	RUN ON!	3,600
116	MOD NAIL LOUNGE	1,600
117	PRIME IV	1,597
118	KEITH'S COMICS	1,657
119	AVAILABLE	3,374
119B	AVAILABLE (Operating Tailor)	1,089
120	AVAILABLE	1,535
122	AVAILABLE (Operating EMBROIDME)	1,499
124	JASON'S DELI	4,501

Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease



Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease



Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

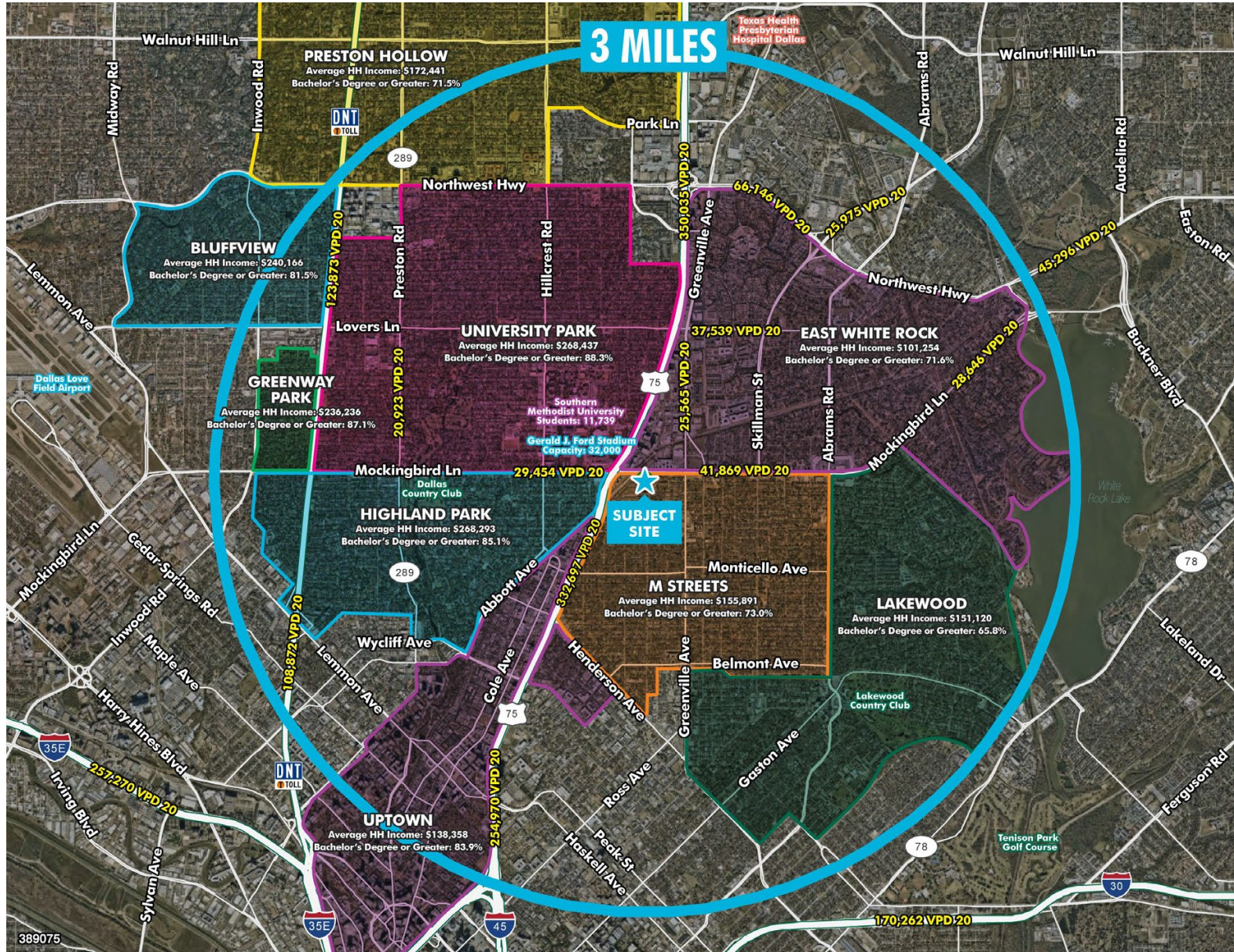
For Lease



Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease



Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease

Now



Before Renovation



Now



Before Renovation



Mockingbird Central

5400 E Mockingbird Lane | Dallas, TX 75206

For Lease



Contact Us

Andrew Lehner

First Vice President

+1 214 252 1174

andrew.lehner@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

cbre.com/txretail

CBRE

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Hipps	326345	chris.hipps@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Lehner	517926	andrew.lehner@cbre.com	(214) 979-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date