FOR LEASE › RETAIL SPACE

KENSINGTON SQUARE

4251 FM 2181, CORINTH, TX 76210

FOR LEASE HIGH VISIBILITY ALONG INTERSTATE 35E

Kensington Square Amenities

- 33,408 SF neighborhood grocery-anchored retail center at the northwest corner of I-35 and FM 2181 (Swisher Road)
- Highly visible along one of Dallas' primary north/south interstates with over 133,000 VPD
- High income levels supported by a youthful population and upscale retirement communities.
- Located near the recently completed Lake Lewisville Toll Bridge connecting east/west traffic across the northern counties of the metropolitan area
- Nestled between Denton and Lake Lewisville in the high-growth community of Corinth with a 76% increase in population since the 2000 Census
- Anchored by Albertson's, Hallmark, GNC, Capital Title, Radio Shack, Massage Envy and RE/Max

Please Contact

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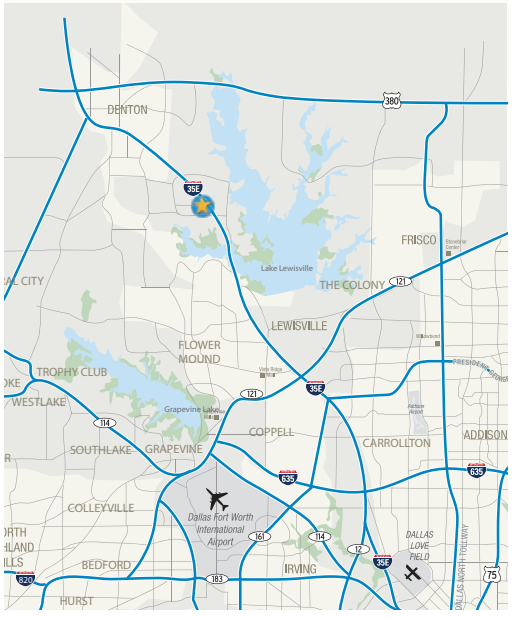
LEASING INFORMATION
PLEASE CALL FOR RATES
NNNS AT $7.98 PSF

TRAFFIC COUNTS	
INTERSTATE 35	133,000 VPD (COSTAR)
FM 2181 (SWISHER ROAD)	23,510 VPD (COSTAR)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,115	37,088	100,811
AVERAGE HH INCOME	$81,927	$100,987	$100,181
MEDIAN AGE	34	36	35



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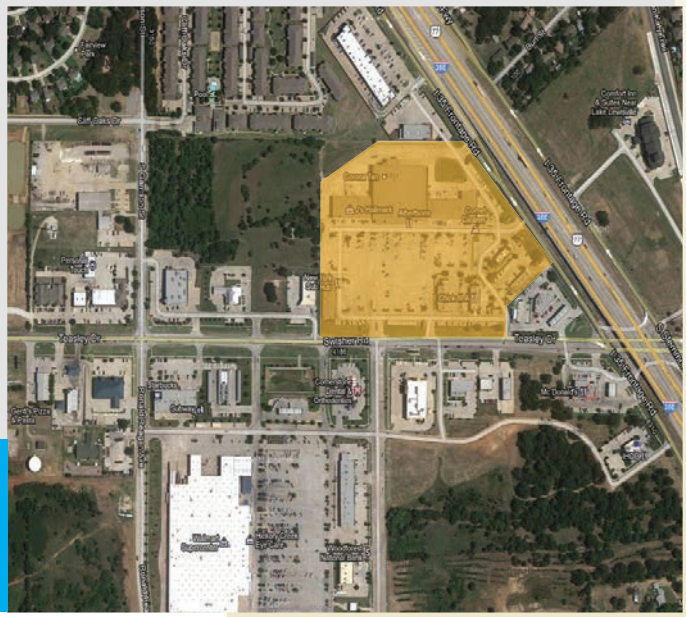
Ste #	Tenant	Area (SF)
A-100	Happy Dog Day Spa	1,050
A-105	Corinth Veterinary Clinic	1,750
A-110	TD Nails	1,050
A-115	Great Clips	1,200
A-120	HealthSource of Corinth	1,050
A-122	VACANT	2,070
A-125	Genti's Pizza & Pasta	2,765
A-128	Cagle Vaporette's	1,083
A-130	Massage Envy	3,000
A-135	Comet Cleaners	2,987
B-200	First Out Roofing	1,834
B-208	VACANT	1,509
B-216	Mike's Bakery	1,125
B-230	Pack n Mail/Lamb Christian	2,594
B-250	J&J Hallmark	4,200
B-256	Richard B. Luczak DDS	1,575
C-300	AT&T	2,023
C-308	New York Sub	1,400
C-316	Wing Star	945
C-320	Wing Star	945
C-324	H & R Block	1,491
C-330	Sonny's Donuts	875
C-332	Chisum Tailor & Alterations	680

TOTAL AREA OF BUILDINGS 40,601 S.F.



SITE PLAN & AERIAL MAP

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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date