



## MAIN STREET VILLAGE | 3205-3245 MAIN ST, FRISCO, TX 75034

### Features

Main Street Village sits at the bull's-eye of exploding West Frisco and is strategically located at the intersection of Teel Parkway and Main Street. Kroger Signature, the premier supermarket in the Metroplex, anchors Main Street Village. [mainstreetvillage.com](http://mainstreetvillage.com)

### FOR LEASE

**TOTAL SF:** 66,978

**AVAILABLE SF:** 2,200

**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Main Street	40,061 VPD	Total Population		15,915	115,550	257,218
Teel Parkway	13,651 VPD	Total Households		5,450	40,407	92,835
		Average Household Income		\$213,308	\$184,474	\$168,774
		5 Year Population Growth		3.87%	3.89%	9.91%

### Area Retailers & Businesses



#### Michelle Caplan

Executive Vice President

214.720.6661

[mcaplan@weitzmangroup.com](mailto:mcaplan@weitzmangroup.com)

#### Maggie Hansen

Vice President

214.442.7513

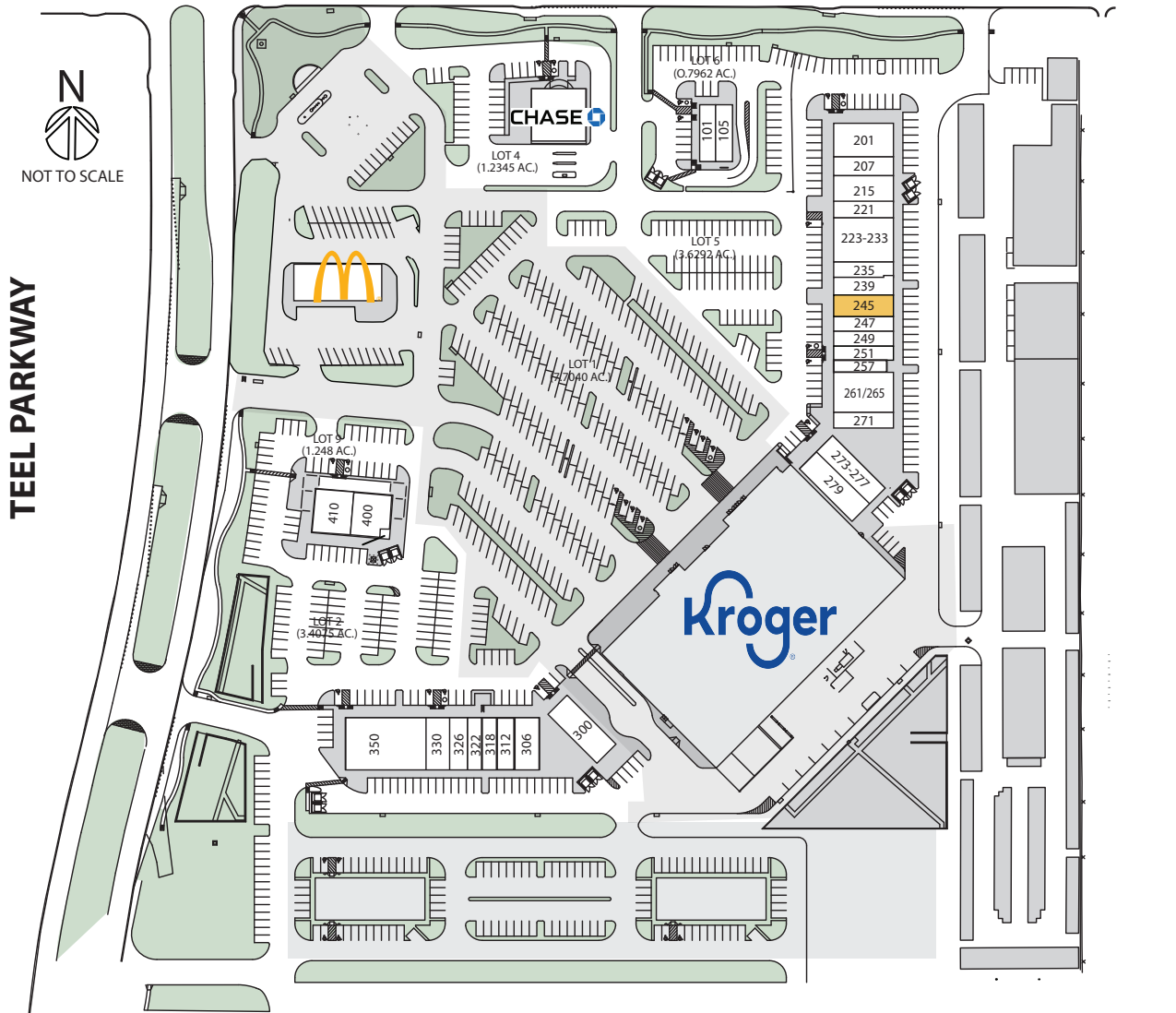
[mhansen@weitzmangroup.com](mailto:mhansen@weitzmangroup.com)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

# MAIN STREET VILLAGE | 3205-3245 MAIN STREET, FRISCO, TX 75034

## MAIN STREET



### Current Tenants

#### 3127 Main Street

Chase Bank 4,200 sf

#### 3193 Main Street

101 Mathnasium 1,812 sf

105 Starbucks 1,688 sf

#### 3245 Main Street

201 Salsa Tex Mex 3,381 sf

207 C2 Education 1,614 sf

215 Eden Lifestyle Boutique 2,400 sf

221 Golden Pot 1,550 sf

223-233 GrandLux Nail Salon 3,978 sf

235 The UPS Store 1,530 sf

239 Prime IV 1,898 sf

245 Available (2nd Gen Restaurant) 2,200 sf

247 Merle Norman 1,092 sf

249 Bright Family Vision 1,248 sf

251 Famous Tandoori 1,200 sf

257 Mission Renaissance Fine Art Classes 1,170 sf

261/265 Family Friends Veterinary Hospital 3,540 sf

271 Gary Phillips, DDS 1,840 sf

273-277 Learning Express Toys 2,495 sf

279 Hallmark 3,600 sf

#### 8756 Teel Pkwy

300 Leslie's Pool Supplies 3,600 sf

306 ChildSmile Dentistry (Caleen Cantrell, DDS) 2,400 sf

312 Massage on Main 1,500 sf

318 Top Dog Pet Grooming 1,195 sf

322 E Lash Lounge 1,050 sf

326 Avis Budget 1,433 sf

330 Alloy Personal Training 1,800 sf

350 Concentra Urgent Care 7,295 sf

#### 8822 Teel Pkwy

400 Dance Vision Studios 3,000 sf

410 Eddie Napoli's Italian Restaurant 3,000 sf



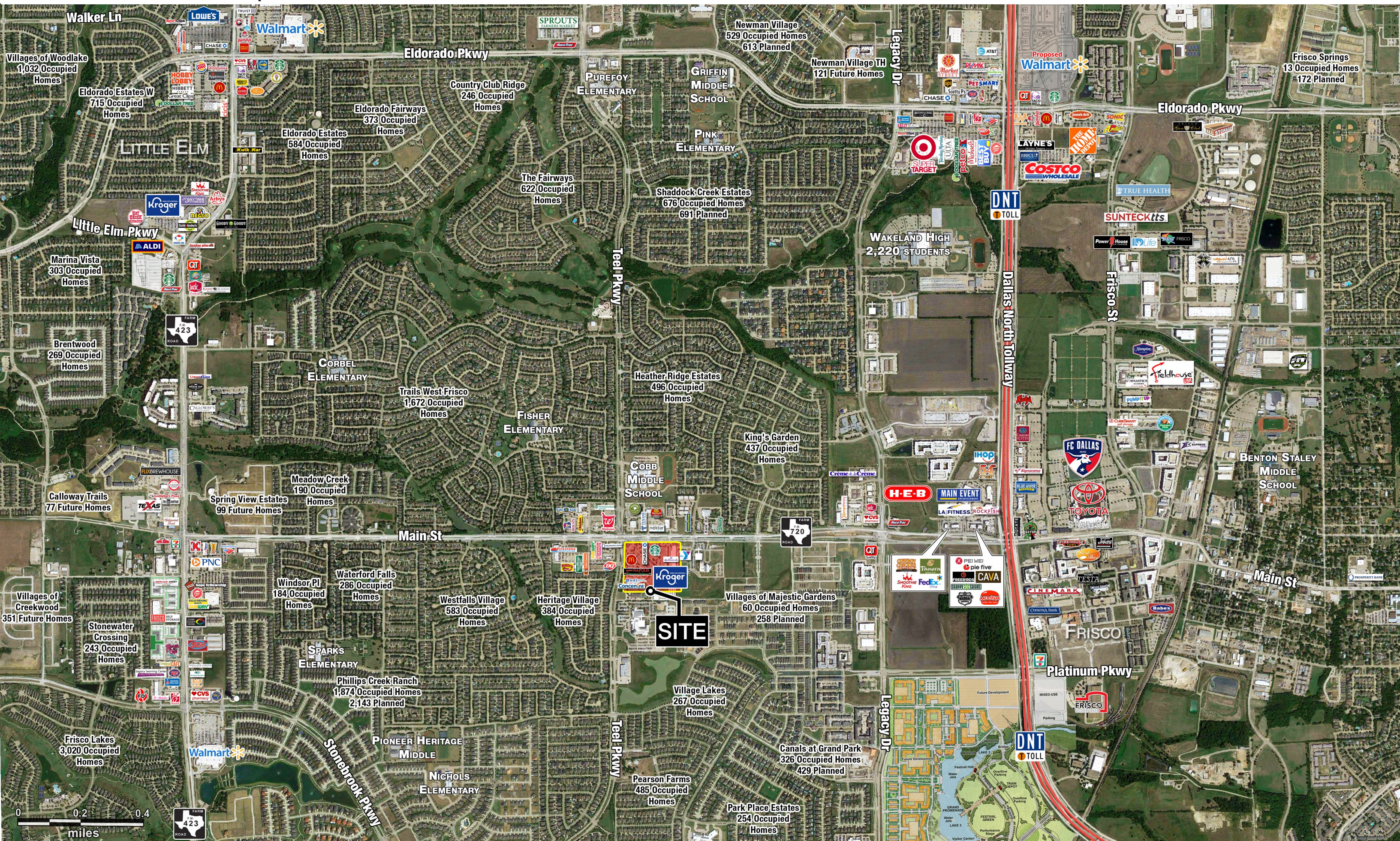
# MAIN STREET VILLAGE | 3205-3245 MAIN STREET, FRISCO, TX



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman**<sup>TM</sup>







# 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. **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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Michelle Weitzman Caplan

Sales Agent/Associate's Name

464232

License No.

mcaplan@weitzmangroup.com

Email

(214) 720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# 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. **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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Margaret Patricia Hansen

Sales Agent/Associate's Name

\_\_\_\_\_  
675598

License No.

\_\_\_\_\_  
mhansen@weitzmangroup.com

Email

\_\_\_\_\_  
(214) 442-7513

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date