

SHOPS AT ARDMORE

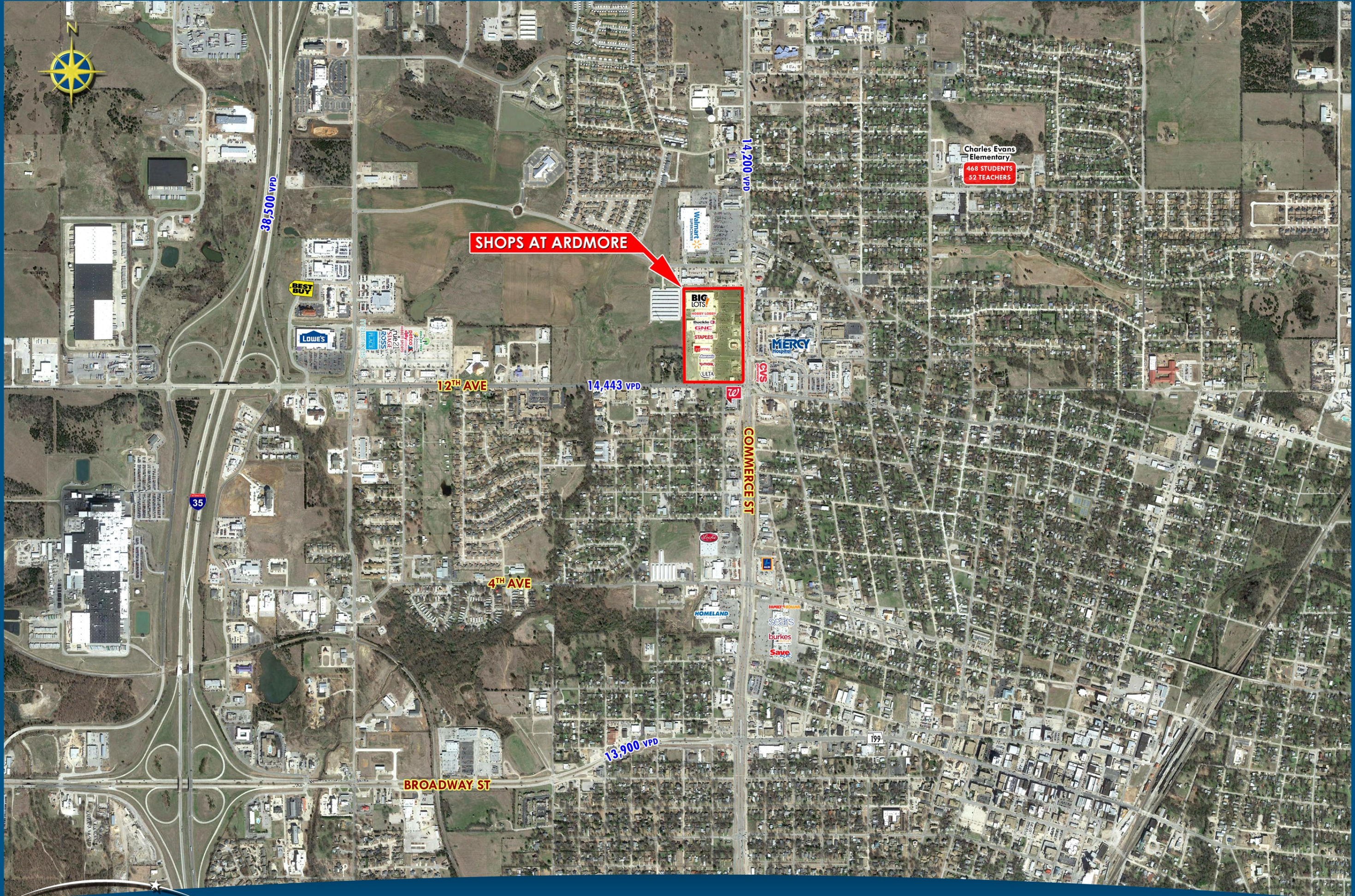
FOR LEASE

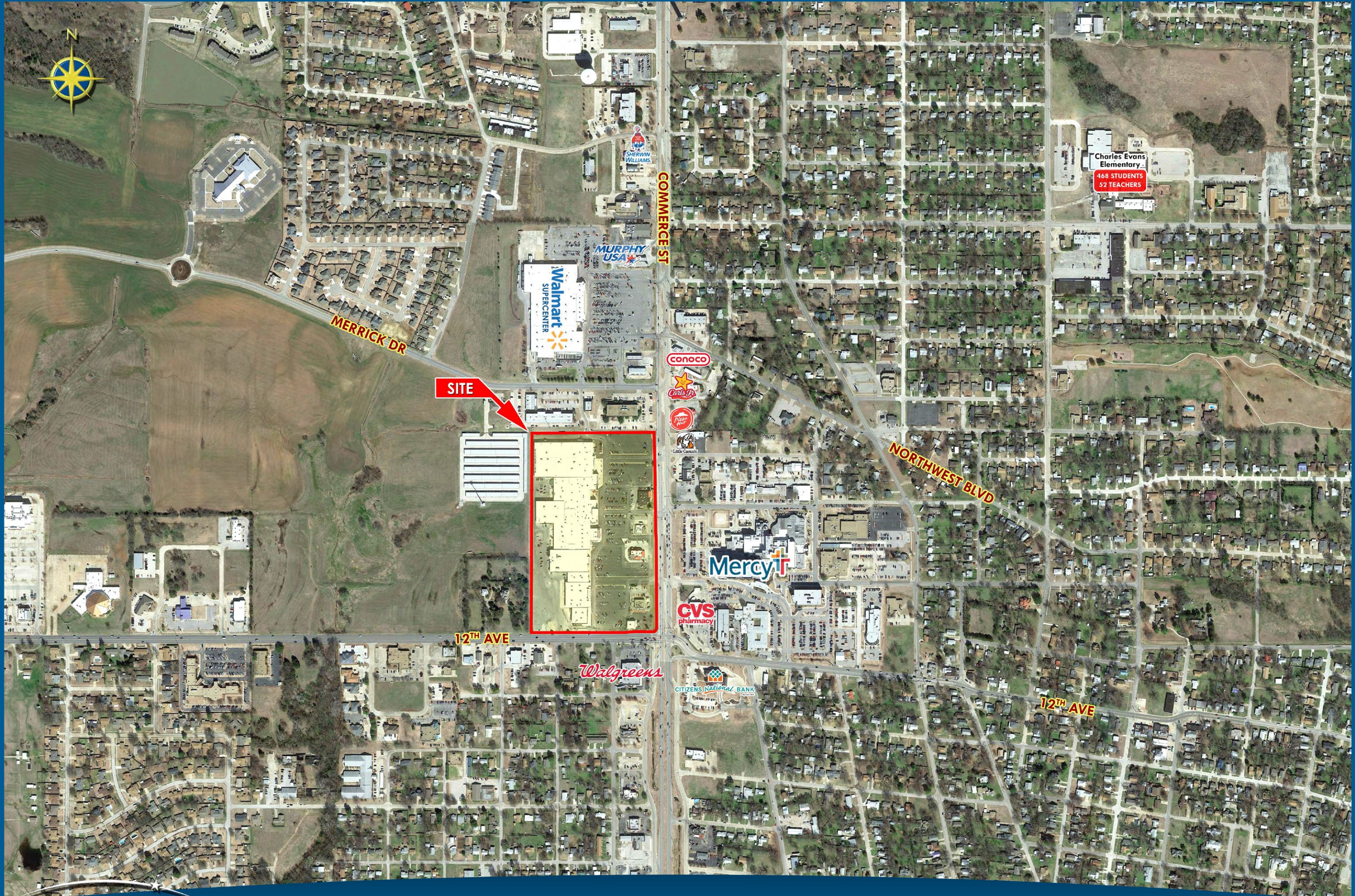
ARDMORE, OKLAHOMA
NWC 12TH AVE & COMMERCE ST

MIKE GEISLER

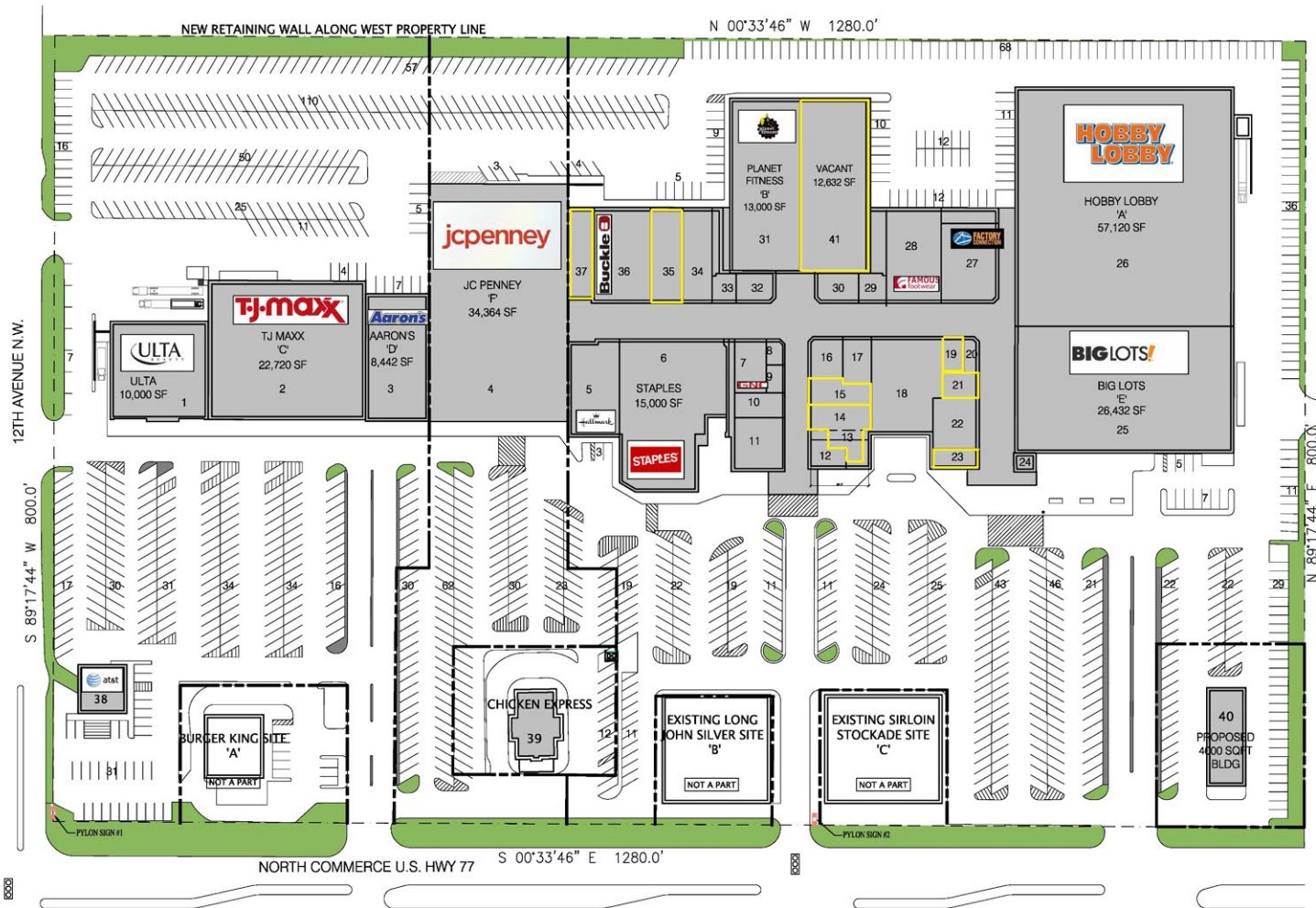


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





SHOPS AT ARDMORE



SHOPS AT ARDMORE PROPOSED SITE PLAN

TENANT LEGEND

UNIT	NAME	SQ. FT
1	ULTA	10,000
2	TJ MAXX	22,720
3	AARON RENTS	8,442
4	JC PENNEY	34,364
5	HALLMARK	5,120
6	STAPLES	15,000
7	GENERAL NUTRITION CORPORATION	1,755
8 & 9	MR. JS SANDWICH BAR	1,515
10	PUBLIC RESTROOMS	911
11	JING YUAN CHINESE RESTAURANT	3,025
12	PEACE NOT PIECES	1,573
13 & 14	VACANT	2,157
15	BIG LOTS	1,144
16	A-JEWELERS	1,488
17	KARMA FASHION	1,357
18	HIBBETT SPORTING GOODS	6,625
19	VACANT	875
20	THE PEANUT SHACK	844
21	VACANT	1,029
22	ARMED FORCES RECRUITING	2,527
23	VACANT	1,000
24	VACANT	430
25	BIG LOTS	26,432
26	HOBBY LOBBY	57,120
27	THE FACTORY CONNECTION	5,002
28	BROWN GROUP RETAIL FAMOUS FOOTWEAR	6,250
29	SMART REPAIR	501
30	CELLS-U-MORE	1,348
31	PLANET FITNESS	13,000
32	CLAIRE'S BOUTIQUES, INC	1,167
33	NATURAL NAILS	623
34	BATH & BODY WORKS, INC.	3,000
35	VACANT	3,300
36	THE BUCKLE INC.	5,680
37	VACANT	3,356
38	AT&T	2,500
39	CHICKEN EXPRESS	3,425
40	PROPOSED OUTPARCEL	4,000
41	VACANT	12,632

TOTAL SF	273,247 SF
TOTAL PARKING	1,160
PROVIDED PARKING	4,242 PER 1,000 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	7,175	23,587	27,430
2017 EST AVG HH INCOME	\$63,844	\$64,910	\$66,384

TRAFFIC COUNTS	
12TH AVE	14,443 VPD
COMMERCE ST	14,200 VPD



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker's Name	License No.	Email	Phone
XX	XX	XX	XX
Agent's Supervisor's Name	License No.	Email	Phone
Michael E. Geisler	350962	mgeisler@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date