

FOR LEASE

ADDISON WALK

SWC DALLAS NORTH TOLLWAY & BELT LINE RD, ADDISON, TX 75254



PROPERTY INFO

Addison Walk is situated at the gateway to Addison and offers excellent visibility and accessibility to everyone seeking to shop or eat in the Addison trade area. The recent renovation of Addison Walk has brought this property to the next level. The new renovations include new facades, sidewalks, landscaping and signage served as a catalyst for re-tenanting this landmark site. Addison Walk's conventional layout and pedestrian friendly design has enabled it to not only effectively service the heavy daytime population, but also helped to gear the center towards the younger and hip Addison nightlife and clientele. Densely populated and affluent residential communities are within walking distance of the shopping center.

GROSS LEASABLE AREA

+ 73,585 SF

AVAILABLE SPACE

+ 2,612 SF



2017 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	19,927	127,037	378,266
Daytime Employees	42,028	160,872	297,696
Average HH Income	\$75,213	\$103,633	\$99,546
Median Age	33.6	37.0	35.9

Traffic Counts

Dallas North Tollway	304,120 vpd
Belt Line Rd	43,330 vpd

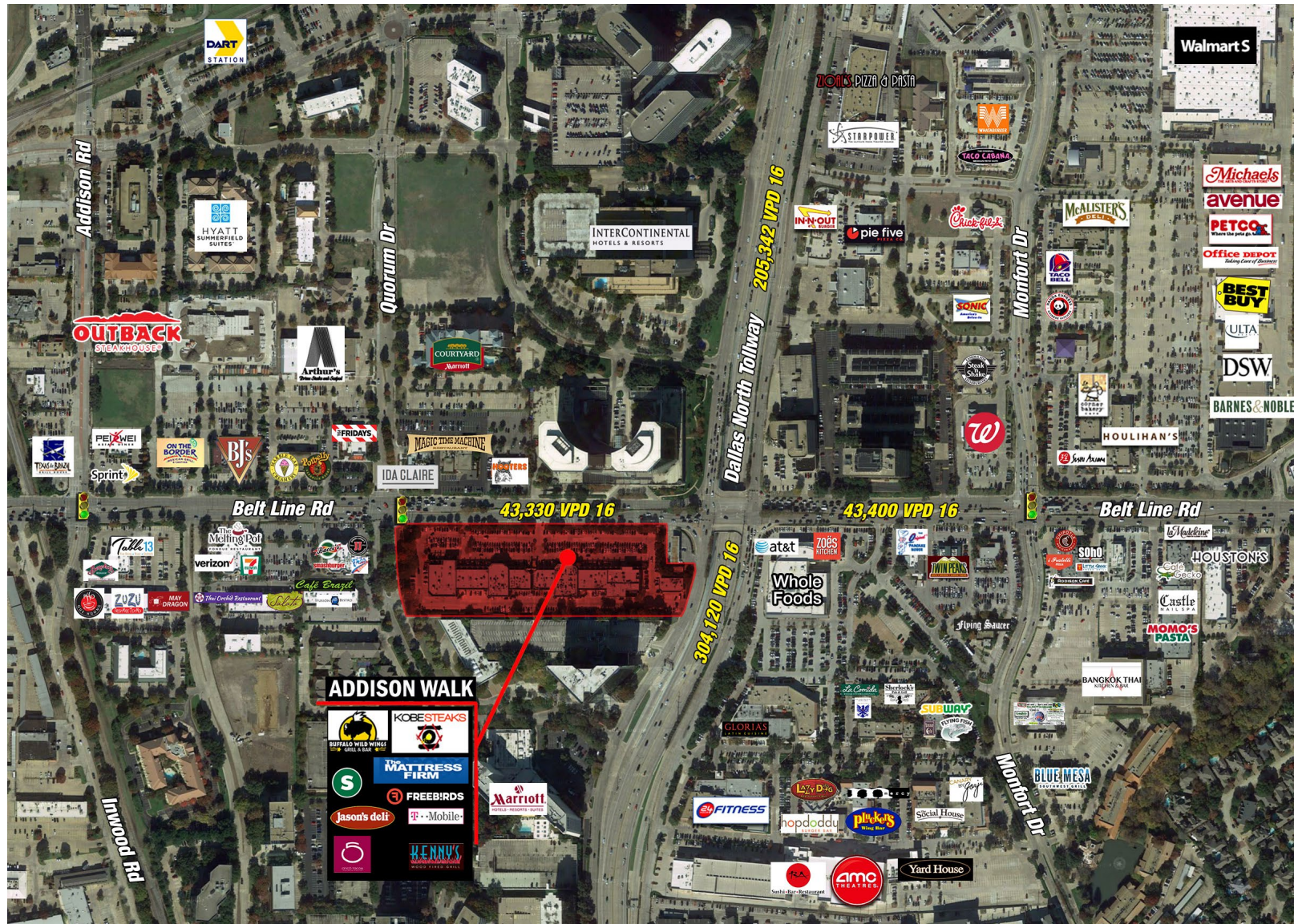
Source: CoStar 2016

Retail Science from CBRE

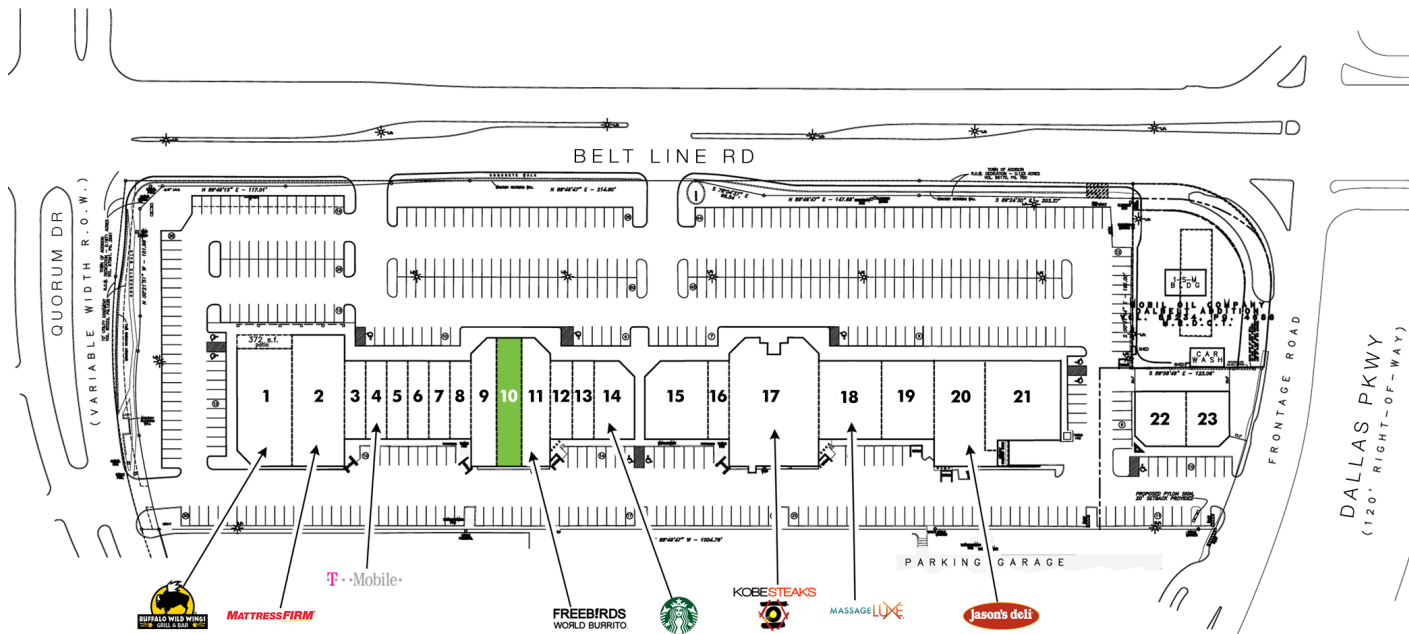
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UNIT	SUITE	TENANT	SF
1	100	Buffalo Wild Wings	6,094
2	120	Mattress Firm	6,127
3	200	Pure Barre	1,515
4	210	T-Mobile	1,440
5	230	Grabbagreen	1,440
6	250	Modern Acupuncture	1,440
7	260	Blo Dry Bar	1,440
8	280	Zen Nails	1,440
9	300	Pane Vino	2,938
10	310	Fat Jessie's (COMING AVAILABLE)	2,612
11	350	Freebirds	3,226
12	400	Smoothie King	1,611
13	430	Amazing Lash	1,600
14	450	Starbucks	2,500
15	500	Memphis/Shuck N Jive	4,207
16	590	European Wax Center	1,480
17	600	Kobe Steaks	9,927
18	765	Massage Luxe	3,884
19	775	Kenny's Wood Fired Grill	4,007
20	800	Jason's Deli	4,717
21	850	Cinco Taco	5,909
22	900	Optimal Wellness	1,605
23	950	Brantley Cleaners	2,759

CONTACT US

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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.



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.

_____ 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	