



ADDISON TOWN CENTER | 3740-3850 BELT LINE RD, ADDISON, TX 75001

Features

Addison Town Center is a 186,275 SF power center anchored by Target, Kroger Signature, Ross Dress for Less and PetSmart. addisontowncenter.com

- Offers prime location and excellent access in the heart of the Addison/Carrollton retail district on Belt Line Road
- Prime retail space available

FOR LEASE

TOTAL SF: 186,275
AVAILABLE SF: 7,729
MIN CONTIGUOUS SF: 1,209
MAX CONTIGUOUS SF: 4,827
CONTACT FOR MORE INFORMATION
NNN: \$7.81 PER SF/YR EST.

Traffic Counts

Belt Line Road	47,135 VPD
Marsh Lane	37,914 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		11,290	150,615	337,187
Total Households		5,545	69,849	147,782
Average Household Income		\$125,163	\$107,370	\$128,341
5 Year Population Growth		3.99%	2.48%	1.50%

Area Retailers & Businesses



Ben Terry

Senior Vice President | Director of Portfolio Leasing
 214.954.0600
bterry@weitzmangroup.com

Amber Bacon

Associate
 214.729.5056
abacon@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.





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Current Tenants

3740	Schlotsky's	2,841 sf	3802	Ross Dress for Less	21,088 sf
3744	Addison Family Dentistry	2,400 sf	3804	Zensory Reflexology	1,798 sf
3746	Sweet Frog Frozen Yogurt	1,693 sf	3816	Kumon Math & Reading	1,440 sf
3750	Einstein Bros. Bagels	2,400 sf	3822	New New Buffet	10,000
3752	Rainbow Apparel	11,000 sf	3844	Uptown Cheapskate	4,500 sf
3756	L.A. Nails	2,000 sf	3848	Shoe Palace	6,703 sf
3770	Kroger	53,498 sf	3850	EōS Fitness (Coming Soon)	37,292 sf
3774	White Dog Ship & Print (Coming Soon)	1,275 sf			
3776	Jackson Hewitt	1,470 sf			
3780	Sally Beauty Supply	1,444 sf			
3800	PetSmart	19,551 sf			

Available Space

3742	1,209 sf
3746*	1,693 sf
3806	1,760 sf
3812	3,067 sf

*Occupied but available



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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. **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

Ben Terry

Sales Agent/Associate's Name

794832

License No.

bterry@weitzmangroup.com

Email

(214) 720-6668

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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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

Amber Bacon

Sales Agent/Associate's Name

815259

License No.

abacon@weitzmangroup.com

Email

(214) 720-3650

Phone

Buyer/Tenant/Seller/Landlord Initials

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