

ADDISON WALK

ADDISON, TX



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ABOUT

PROJECT SCOPE

Strategically located at the entrance to Addison, Addison Walk features exceptional visibility from Belt Line Rd and the Dallas North Tollway access road. With its modern yet classic layout and pedestrian-friendly design, Addison Walk has proven its ability to adapt to the evolving retail landscape. The area's strong daytime population, combined with a dense residential presence, has transformed it into one of Addison's primary shopping, dining, and entertainment districts.

TRAFFIC COUNTS

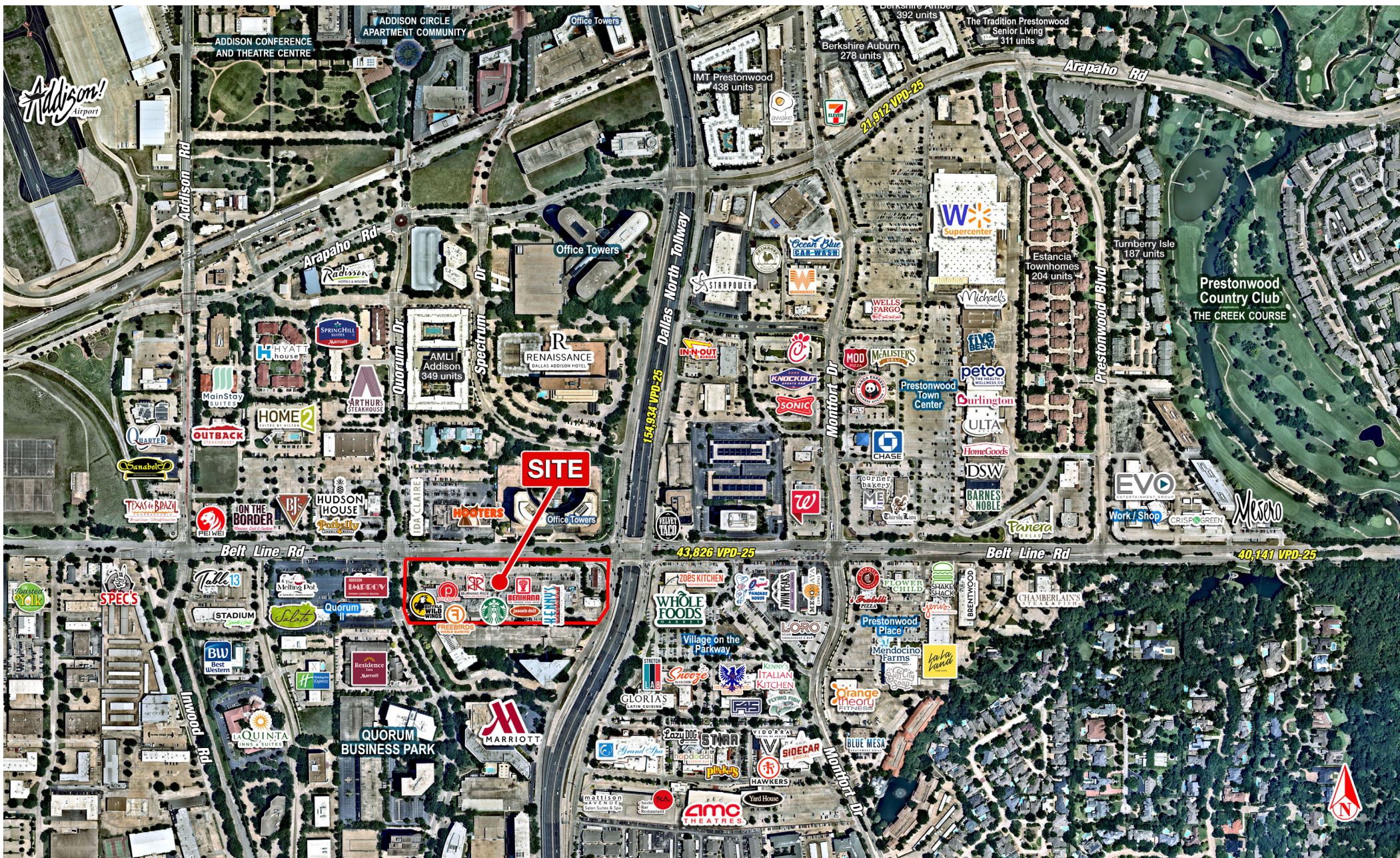
- Belt Line Rd: 43,826 VPD

DETAILS

- 1,440 SF Available
- Exclusive parking
- Join:

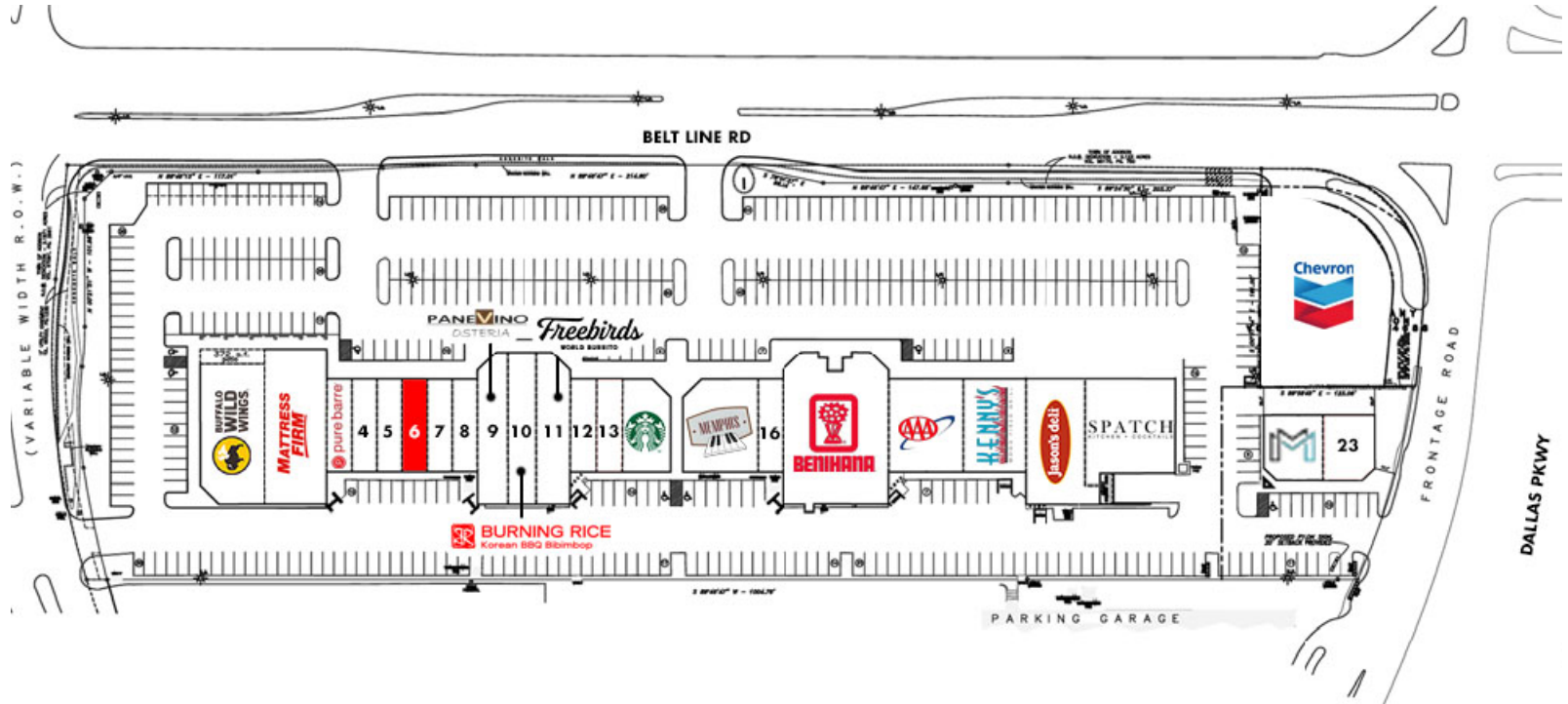


TRADE AERIAL



SITE PLAN

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	Prime IV	1,440
5	230	The Halal Guys	1,440
6	250	AVAILABLE	1,440
7	260	Blo Blow Dry Bar	1,440
8	280	Nail Lounge	1,440
9	300	Pane Vino Osteria	2,938
10	310	Burning Rice	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	Benihana	9,753
18	765	AAA	3,884
19	775	Kenny's Wood Fired Grill	4,007
20	800	Jason's Deli	4,717
21	850	Spatch Kitchen	5,909
22	900	Modern Medicine	1,605
23	950	Leased	2,759



NEIGHBORHOOD VIBE RESTAURANTS



HUDSON HOUSE

Neighborhood spot inspired by the West Village, NYC. Serving up the World's Coldest Martinis.



PANE VINO OSTERIA

Italian spot offering familiar dishes such as lobster ravioli in an upscale, romantic atmosphere.



KENNY'S WOOD FIRED GRILL

Buzzy American bistro/bar with a focus on wood-fired meats & seafood.



IDA CLAIRE

Ida Claire is all about Southern Hospitality - featuring fine southern cuisine from brunch to supper.



BENIHANA

Hibachi chain serving Japanese dishes grilled tableside by theatrical chefs.



GLORIA'S

Family-friendly chain featuring Salvadoran & Tex-Mex favorites, plus mojitos & margaritas.



SNOOZE A.M. EATERY

Vibrant, retro chain serving a seasonal menu of creative breakfast & lunch fare, plus cocktails.



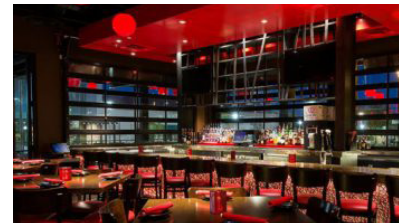
NEIGHBORHOOD SERVICES

Easygoing New American fare is the focus of this upscale tavern with a warm palette & hip bar.



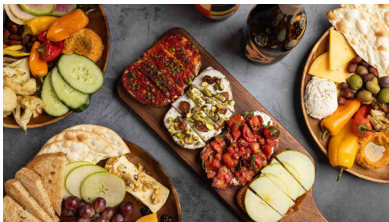
PIE TAP

Pizza and Italian dishes, plus cocktails and brunch in a comfy space at the Village on the Parkway.



RA SUSHI BAR

Snazzy Japanese fusion chain known for its inventive sushi.



POSTINO

Wine bar featuring bruschetta, panini, and other small plates, plus happy hour.



BURNING RICE

Restaurant serving customizable bibimbop with choices of rice, protein, toppings, and an egg.



LUPE TORTILLA

Regional Tex-Mex chain known for its homemade tortillas & variety of margaritas.



OAK'D BBQ

Locally sourced, chef driven, craft BBQ.



LORO ASIAN SMOKEHOUSE

Asian smokehouse meets Texas barbecue at this hip eatery offering counter service and a patio.

NEIGHBORHOOD VIBE ENTERTAINMENT



THE ADDISON IMPROV

Big-name stand-up comedy, improv workshops & magic shows performed in a venue serving American fare.



PUTTSHACK

Nightly live rock & retro jams in classic digs with drinks & dancing



BATBOX

Batbox is a baseball-inspired lounge & sports bar with next-level food, handcrafted drinks & immersive play



SIDECAR SOCIAL

Casual sports bar with live music and karaoke, plus diversions such as basketball and skee ball.



AMC THEATRE

Chain movie theater with multiple screens, IMAX, and reclining seats, plus a bar.

PHOTOS



SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 330, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Landry Kemp

4809 COLE AVE STE 330, DALLAS, TX 75201

LANDRY@SHOPCOMPANIES.COM

214-398-2546 (DIRECT)

972-832-9409 (MOBILE)



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone