

OFFICE FOR SALE & LEASE

# 4819 & 4821 BROADWAY ST, ADDISON

4821 BROADWAY STREET, ADDISON, TX 75001



OFFICE FOR SALE & LEASE

**KW COMMERCIAL COPPELL**

1199 S Belt Line Rd Suite 103  
Coppell, TX 75019



Each Office Independently Owned and Operated

**PRESENTED BY:**

**JULIE SMITH**

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526313, Texas

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# PROPERTY SUMMARY

4821 BROADWAY STREET



## Property Summary

Building SF:	7,248
Lease Rate:	\$24/SF +UTL
Lot Size:	4,783 SF
Parking:	1 and 4
Parking Ratio:	n/a
Price:	\$2,787,707
Year Built:	1985
Zoning:	Planned Development

## Property Overview

Old-world charm combined with Location in the heart of north Dallas! Two individual units for sale or lease, combined or separately. May be leased to one or multiple tenants.

4819 Broadway: 4,100SF, 3 stories. Floors 1 and 2: 4 offices, 2 work stations, conference (garage), restroom and reception. 3rd Floor: optional residence or additional office space. \$1,576,923.

4821 Broadway: 3,148SF, 2 stories. Floor 1: large entry/main room, 2 offices, 2 restrooms, Gallery room. Floor 2 has optional residence or additional office space. \$1,210,784.

## Additional Features

Imported European antiques built into each property to complement the architectural style, i.e. vestibule, fireplaces, bars, entry doors, door frames. Light, bright rooms throughout. Both properties face South.

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# LOCATION & HIGHLIGHTS

4821 BROADWAY STREET



## LOCATION INFORMATION

Building Name: 4819 & 4821 Broadway St, Addison  
Street Address: 4819 & 4821 Broadway Street  
City, State, Zip: Addison, TX 75001  
County: Dallas  
Market: Dallas Fort Worth  
Sub-market: Office - Quorum/Bent Tree  
Cross Streets: Broadway St and Addison Road  
Signal Intersection:



## LOCATION OVERVIEW

Walking distance from Addison Circle Park and the new Cotton Belt Rail station. Minutes away from Addison Airport and Addison's Restaurant Row!



## PROPERTY HIGHLIGHTS

- Two townhouses within Planned Development zone, accommodating a wide variety of commercial uses.
- Old-world charm combined with easily accessible location in the heart of North Dallas!
- Owners are open to selling both units, or leasing.
- Can be leased to one or multiple tenants, including executive office space. Live/work option, or office, or boutique uses.

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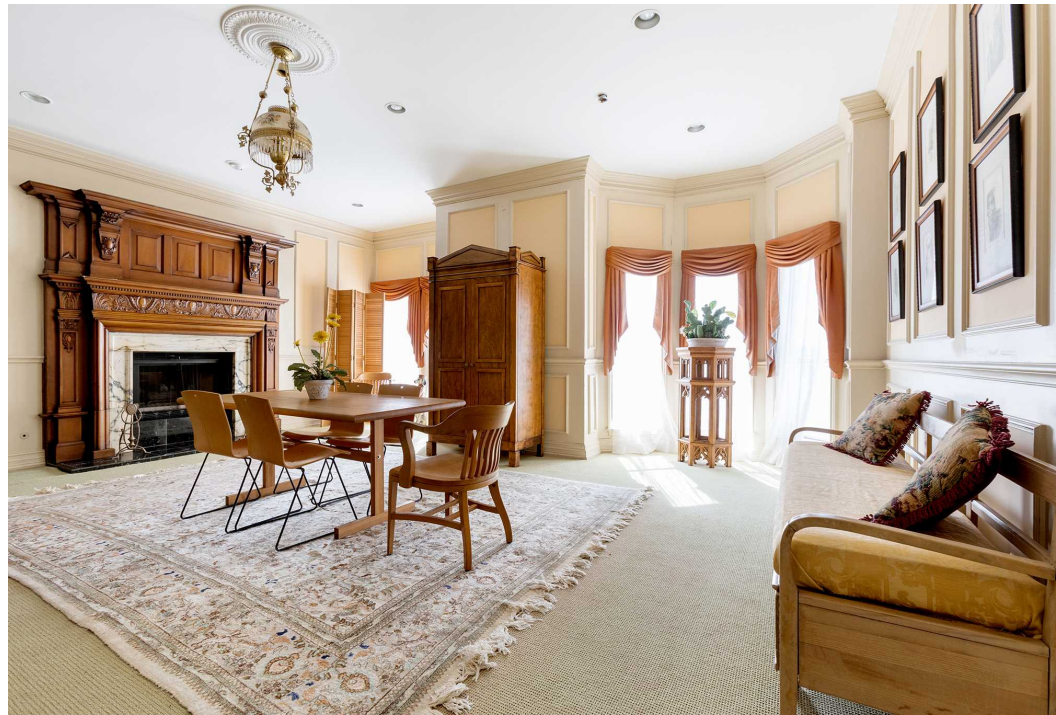
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# PROPERTY PHOTOS

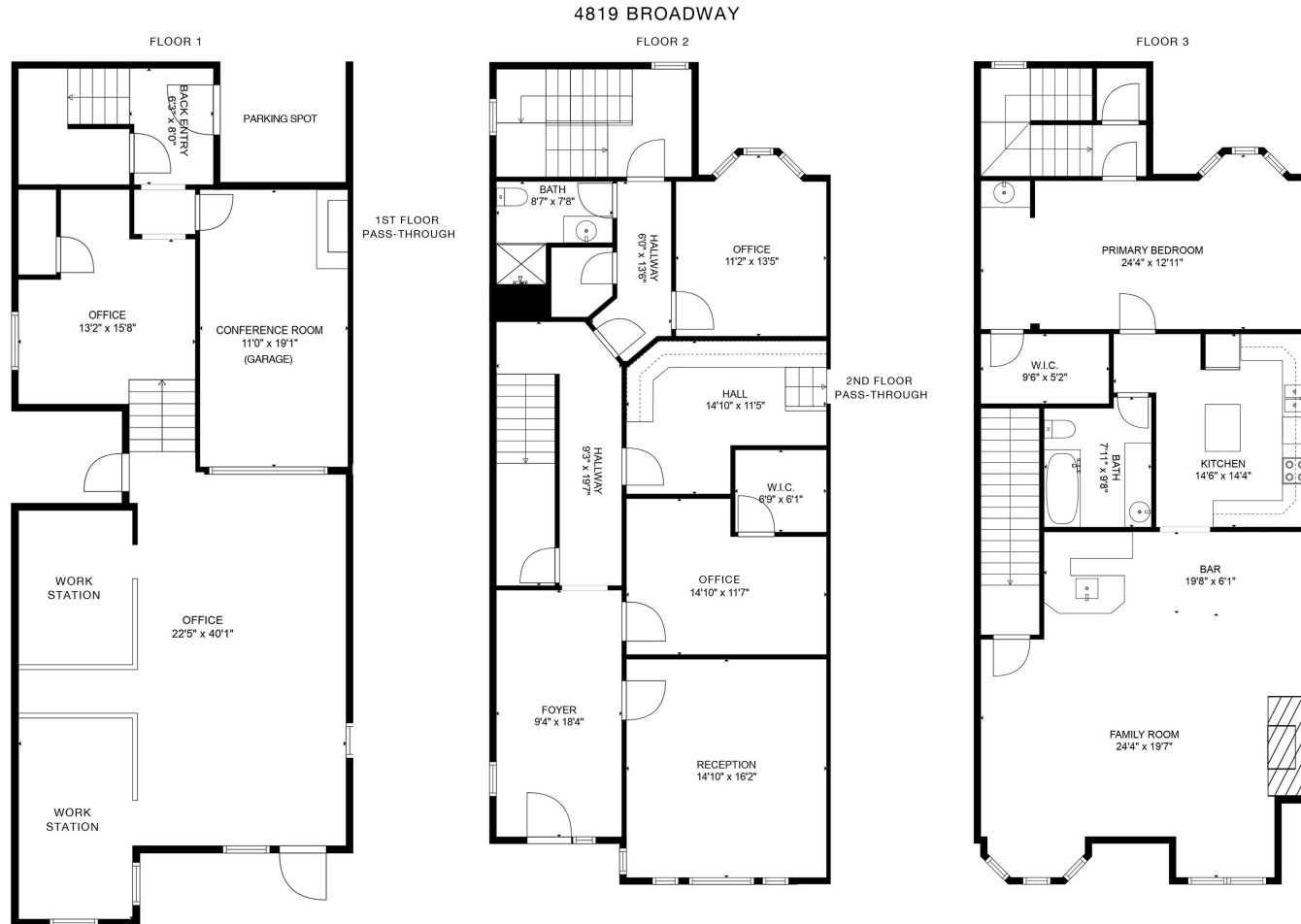
4821 BROADWAY STREET





# 4819 BROADWAY ST

4821 BROADWAY STREET



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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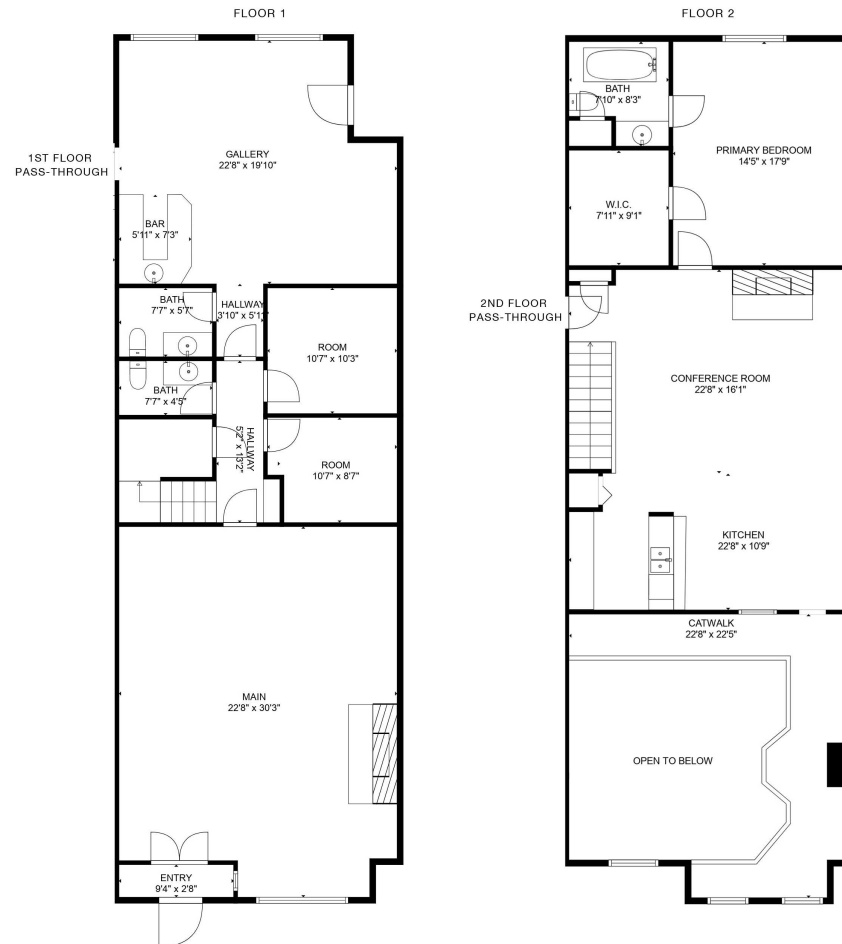
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# 4821 BROADWAY ST

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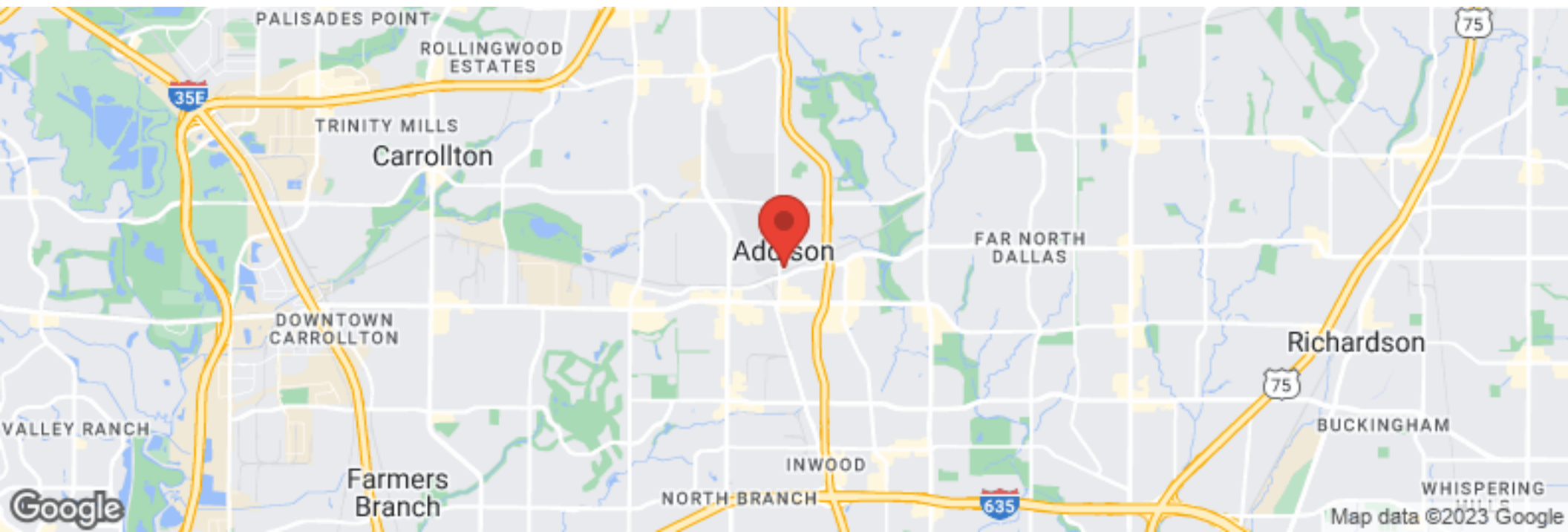
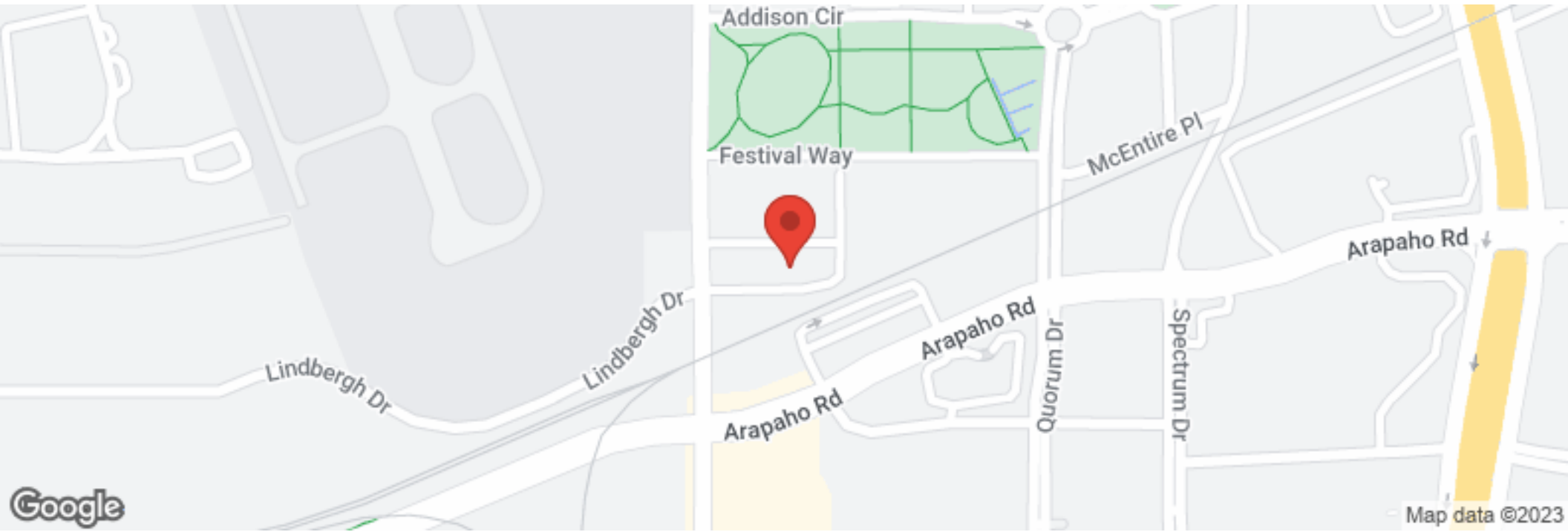


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# LOCATION MAPS

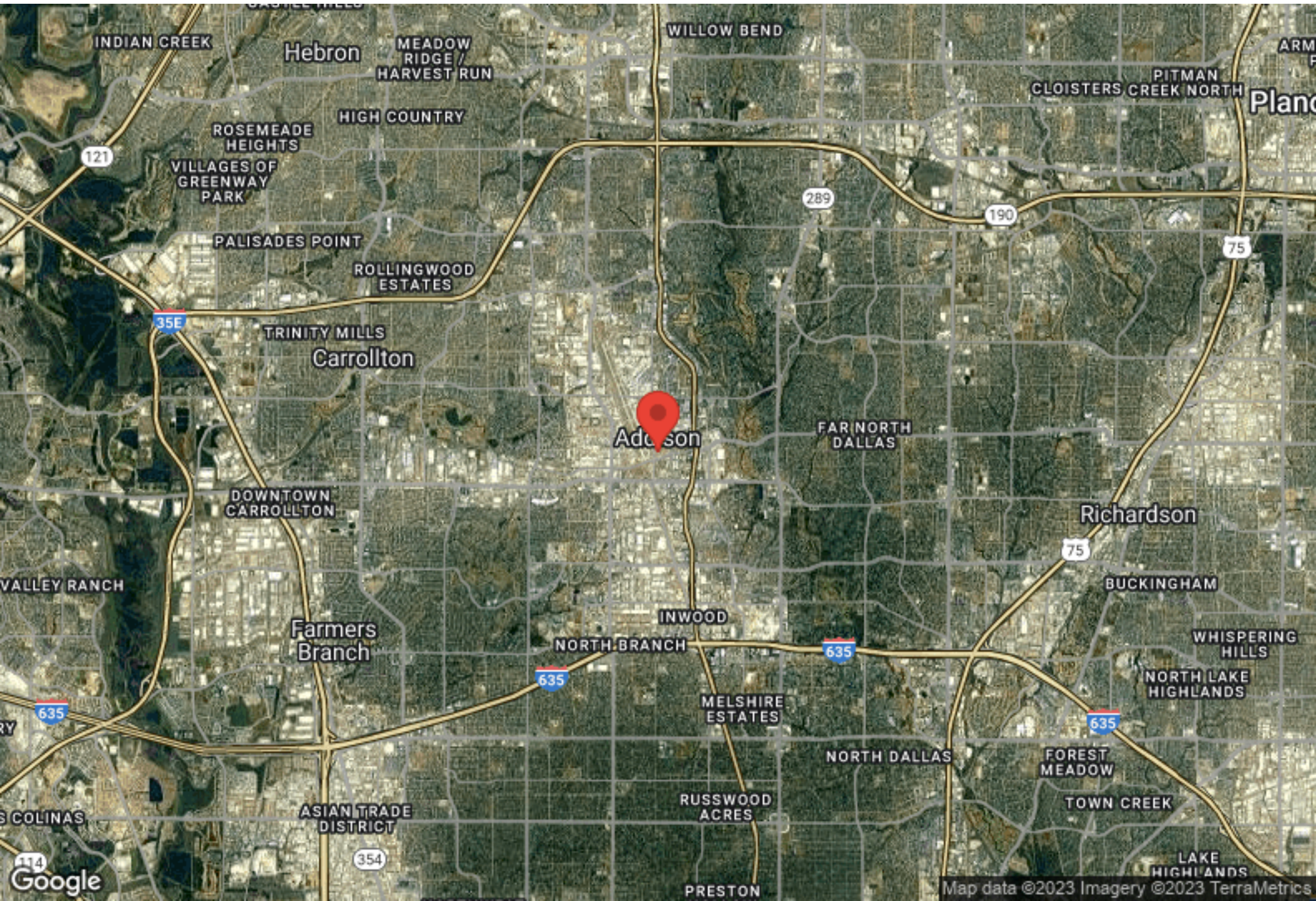
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# REGIONAL MAP

4821 BROADWAY STREET





# BUSINESS MAP

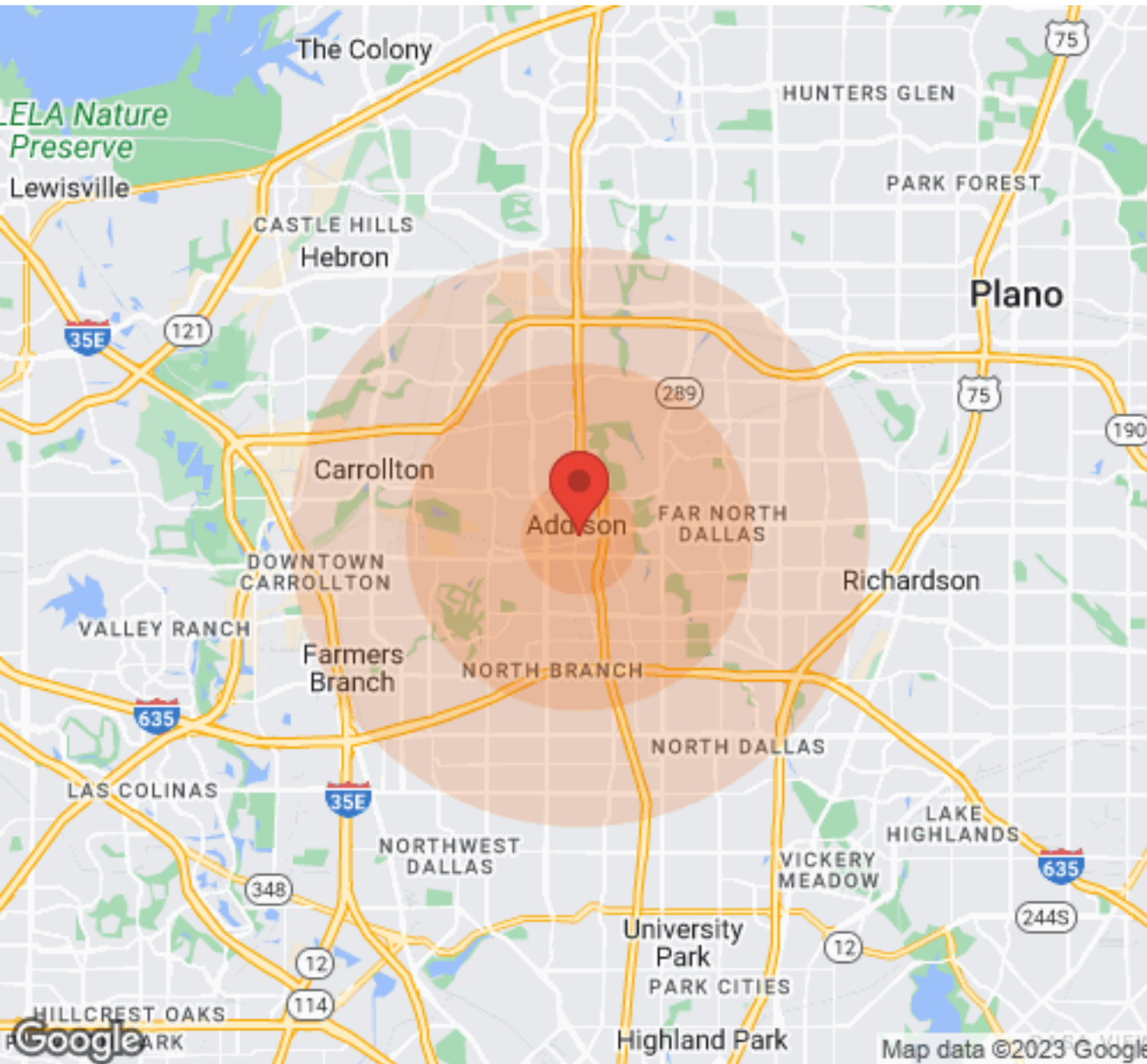
4821 BROADWAY STREET





# DEMOGRAPHICS

4821 BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,172	64,342	177,537
Female	7,339	66,793	183,998
Total Population	14,511	131,135	361,535

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,096	23,355	72,419
Ages 15-24	860	12,475	41,709
Ages 25-54	8,345	61,418	160,594
Ages 55-64	1,733	16,597	42,656
Ages 65+	1,477	17,290	44,157

Race	1 Mile	3 Miles	5 Miles
White	9,163	85,708	241,022
Black	2,252	17,375	38,879
Am In/AK Nat	76	364	1,057
Hawaiian	N/A	N/A	13
Hispanic	3,579	38,650	127,184
Multi-Racial	3,972	40,470	121,372

Income	1 Mile	3 Miles	5 Miles
Median	\$50,885	\$60,016	\$61,448
< \$15,000	749	5,224	14,284
\$15,000-\$24,999	795	6,967	15,923
\$25,000-\$34,999	1,073	6,986	18,058
\$35,000-\$49,999	1,601	9,419	23,127
\$50,000-\$74,999	2,092	12,962	28,552
\$75,000-\$99,999	1,050	7,239	16,705
\$100,000-\$149,999	782	7,481	19,843
\$150,000-\$199,999	278	2,863	8,069
> \$200,000	227	4,909	11,551

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,087	73,307	176,759
Occupied	8,939	66,768	161,869
Owner Occupied	1,438	24,464	72,642
Renter Occupied	7,501	42,304	89,227
Vacant	1,148	6,539	14,890

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