

# 2ND GEN. RESTAURANT SPACE

ADDISON, TX | 5080 SPECTRUM DRIVE



- 6,925 SF 2nd generation restaurant space available at prominent Addison intersection
- Ground floor of Spectrum Center, consisting of two 12-story Class-A office towers with 800+ employees
- Two sizable outdoor patios
- Grand front entrance ideal for valet and ride-share dropoff/pickup
- 50 reserved parking spaces plus access to remaining garage for valet after 5:00 pm and weekends
- Excellent visibility and signage opportunities
- Facing Belt Line Road at Dallas North Tollway
- Belt Line Road drives over 78% of the town's alcohol sales

AVAILABILITY: 6,925 SF

LEASE RATES:  
PLEASE CALL FOR DETAILS

## AREA RETAILERS:



### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	20,016	134,218	384,616
2025 Total Households	12,064	66,727	167,825
2025 Daytime Population	56,494	237,530	511,935
2025 Average HH Income	\$100,015	\$135,215	\$137,728
2025 Median HH Income	\$82,435	\$86,095	\$86,290

### TRAFFIC COUNTS:

Dallas N. Tollway: 162,818 VPD  
Belt Line Road: 30,278 VPD

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THE **retail** CONNECTION

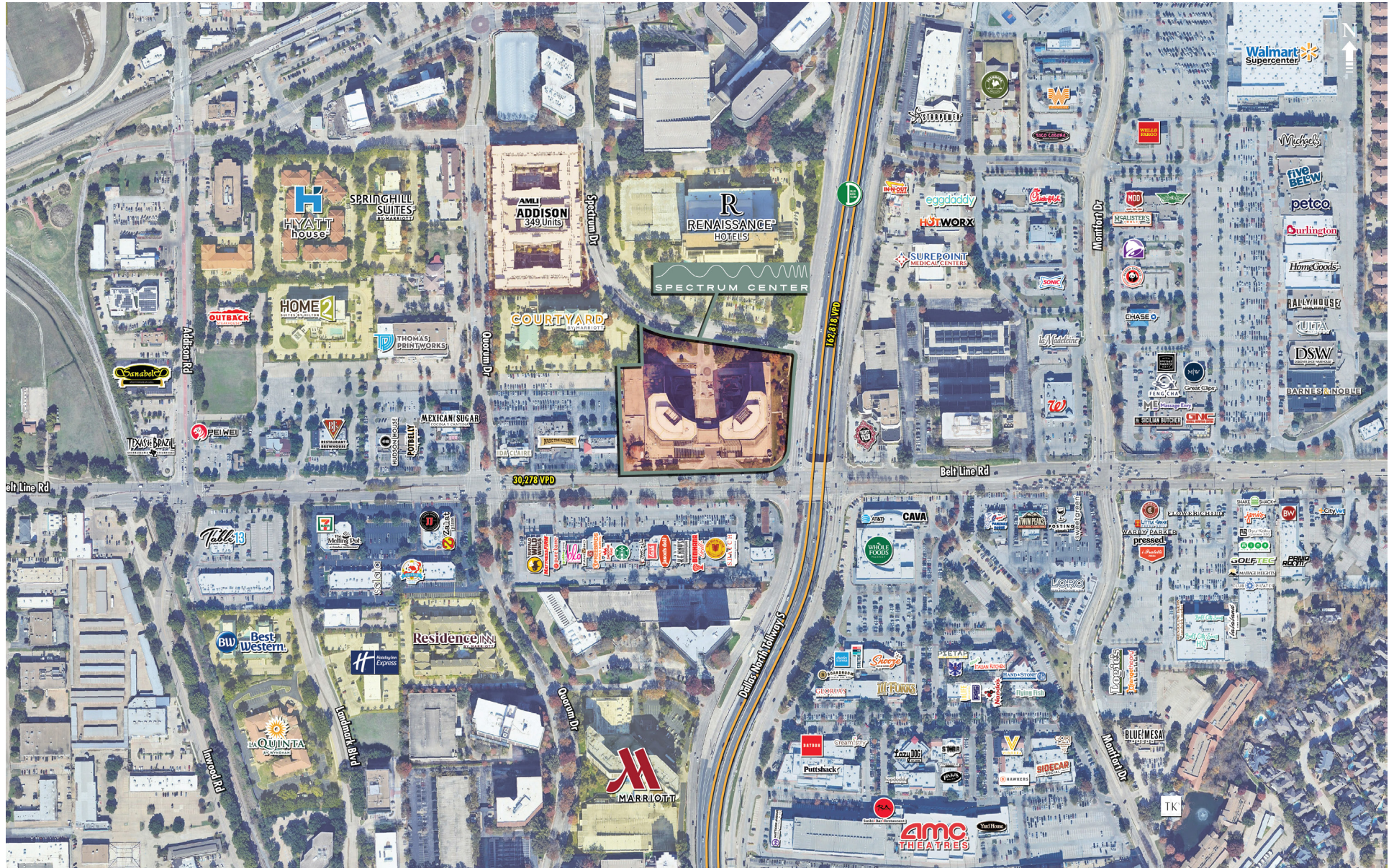
FOR MORE INFORMATION, PLEASE CONTACT:

**THAD BECKNER**  
214.572.8457  
beckner@theretailconnection.net

**SHELLEY TAYLOR**  
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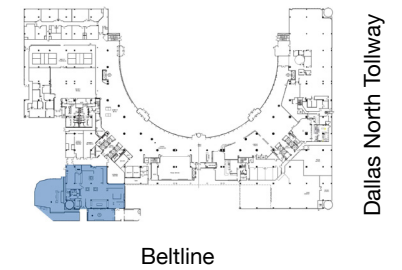
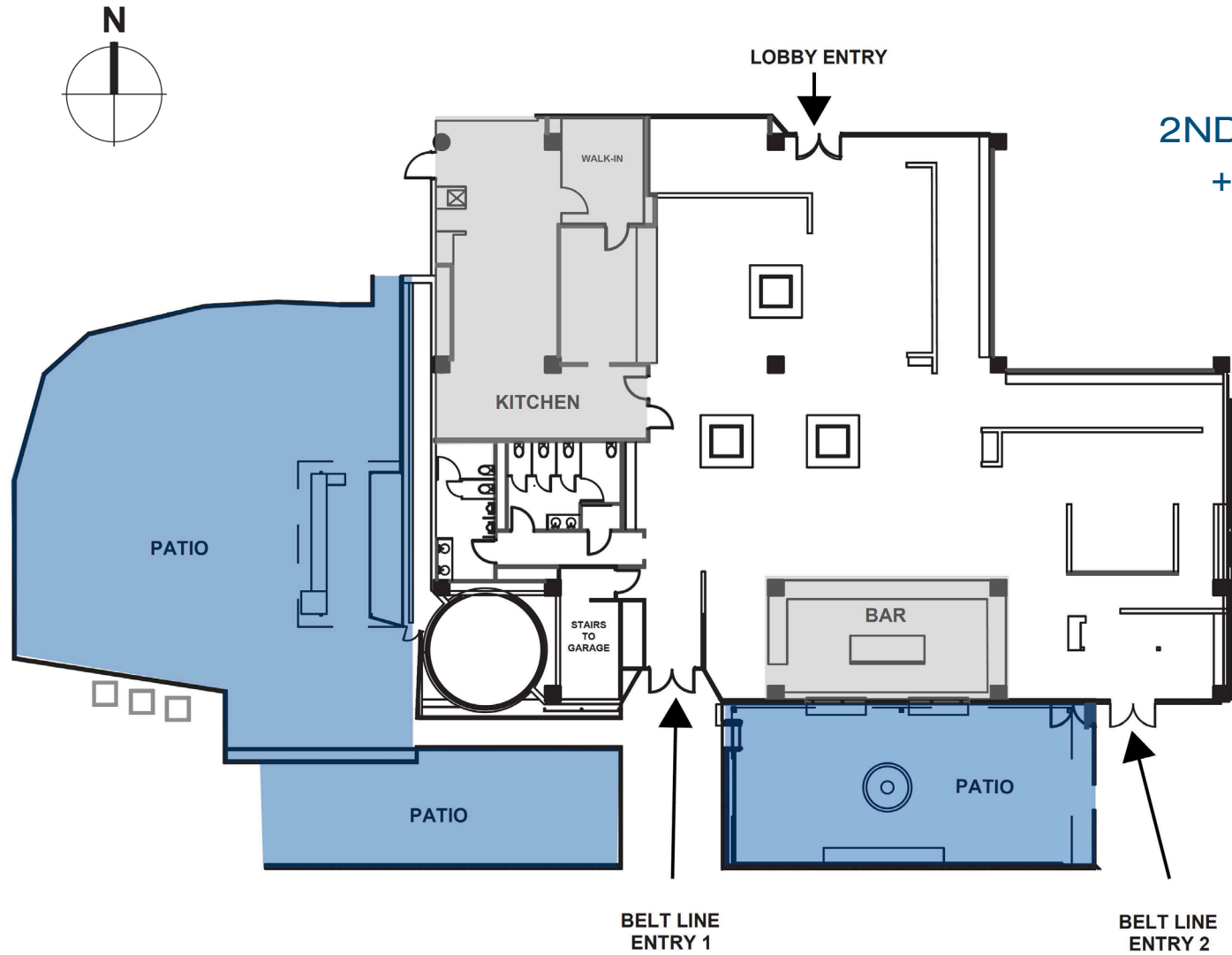
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6,925 SF  
2ND GEN RESTAURANT  
+ 3,885 SF PATIOS



# WHY ADDISON?

## COMMUNITY

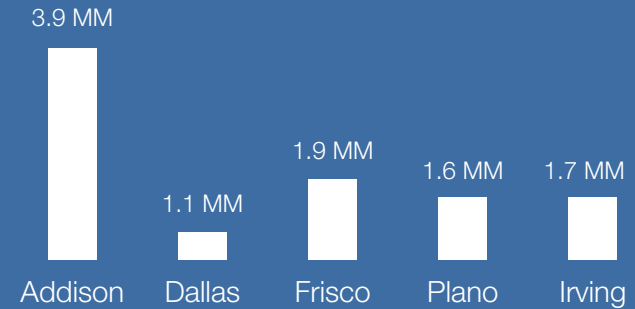
**17,026** residents  
**12MM SF** office space  
**83,228** corporate residents  
**34** average age

**30% of Addison's population** consists of young professionals, which is twice the average in both the DFW area and the State of Texas

### Headquarters include:

MARY KAY BANK OF AMERICA  Concentra  VALTIR

## 280+ RESTAURANTS



[sales & beverage tax revenues per sq. mile]

## BIG ON BIG EVENTS

### Taste Addison

Eats, beats, and artistic treats are the vibe at Taste Addison. North Texas' original food and music festival, Taste Addison features food from dozens of Addison restaurants, national music acts on multiple stages, family-friendly activities, carnival rides, art exhibits, shopping and so much more.

### Addison Kaboom Town

Rated one of the top 5 fireworks shows in the country, Addison Kaboom Town features flights, sights, and an amazing night. Held on July 3rd each year, the popular event serves up an airshow with aerobatic flights and vintage warbirds as a preamble to the acclaimed fireworks show. More than 500,000 people gather in Addison Circle Park, local restaurants, and hotels to experience the top Independence Day event in Texas.

### Addison Oktoberfest

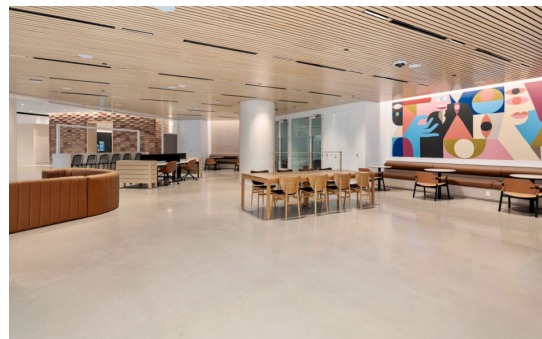
This recreation of Munich Oktoberfest celebrates German culture, food, and music with a purely Texan twist. The event features multiple music stages, interactive games, family-friendly activities, the classic Dachshund Dash, delicious food, and great German bier.

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Inspired by the local community, Spectrum Center's re-imagined interiors and refreshed outdoor spaces create inviting, innovative, and productive environments designed for you to thrive.



- **Building Size:** 613,858 SF
- **Renovation:** \$25M renovation completed in 2024
- **Occupancy:** 800 employees on-site
- **Catering opportunities** for Spectrum lawn events and pickle ball court events/rentals.



