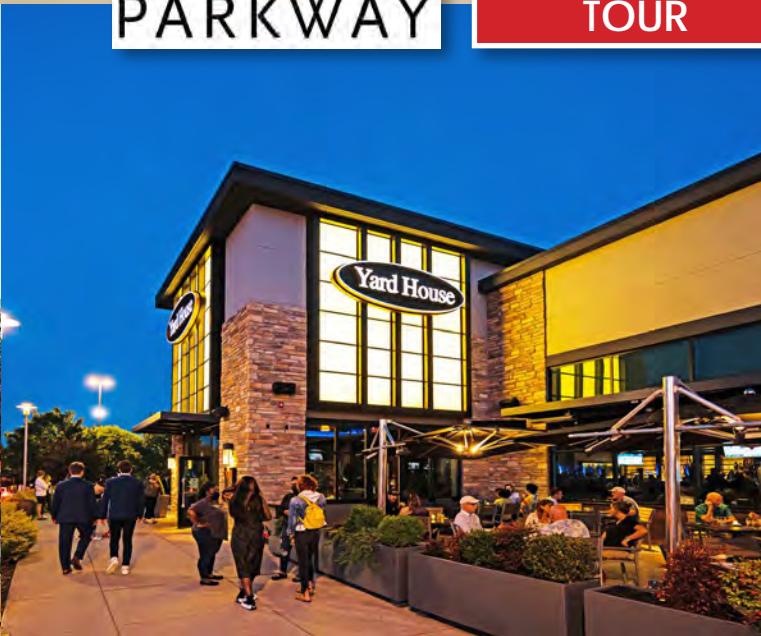




VILLAGE  
ON THE  
PARKWAY

CLICK HERE  
FOR VIDEO  
TOUR





## Shopping Center Overview

- Located at the southeast corner of Dallas North Tollway & Belt Line Rd in the heart of the Addison entertainment district
- Excellent demographics with high daytime population and vibrant nightlife
- Great visibility & easy access
- 802 - 36,000 SF Available
- Call for Pricing

## Demographics

	1 mile	3 miles	5 miles
2020 Population	23,415	129,474	397,618
Daytime Pop.	45,677	194,461	474,288
Households	12,643	60,276	170,134
Avg. HH Income	\$81,290	\$113,079	\$105,207



## Traffic Counts

Dallas North Tollway: 125,887 VPD (TXDOT 2019)  
 NB Dallas Parkway: 20,663 VPD (TXDOT 2019)  
 SB Dallas Parkway: 20,883 VPD (TXDOT 2019)  
 Belt Line Rd: 32,824 VPD (TXDOT 2019)

## Co-Tenants



MATTISON AVENUE  
salon suites & spa



chico's

francesca's



GLORIA'S  
LATIN CUISINE



**Bo Avery**

(972) 480-1788

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## AVAILABLE SPACES

406	802 SF
830	1,525 SF
850	1,595 SF
712	1,760 SF
316	1,850 SF
514	2,464 SF
716	3,027 SF
420	3,400 SF
430	6,606 SF
600	36,000 SF

## RESTAURANT SPACES

410A	2,331 SF
728	2,755 SF
732	3,724 SF
876	5,000 SF

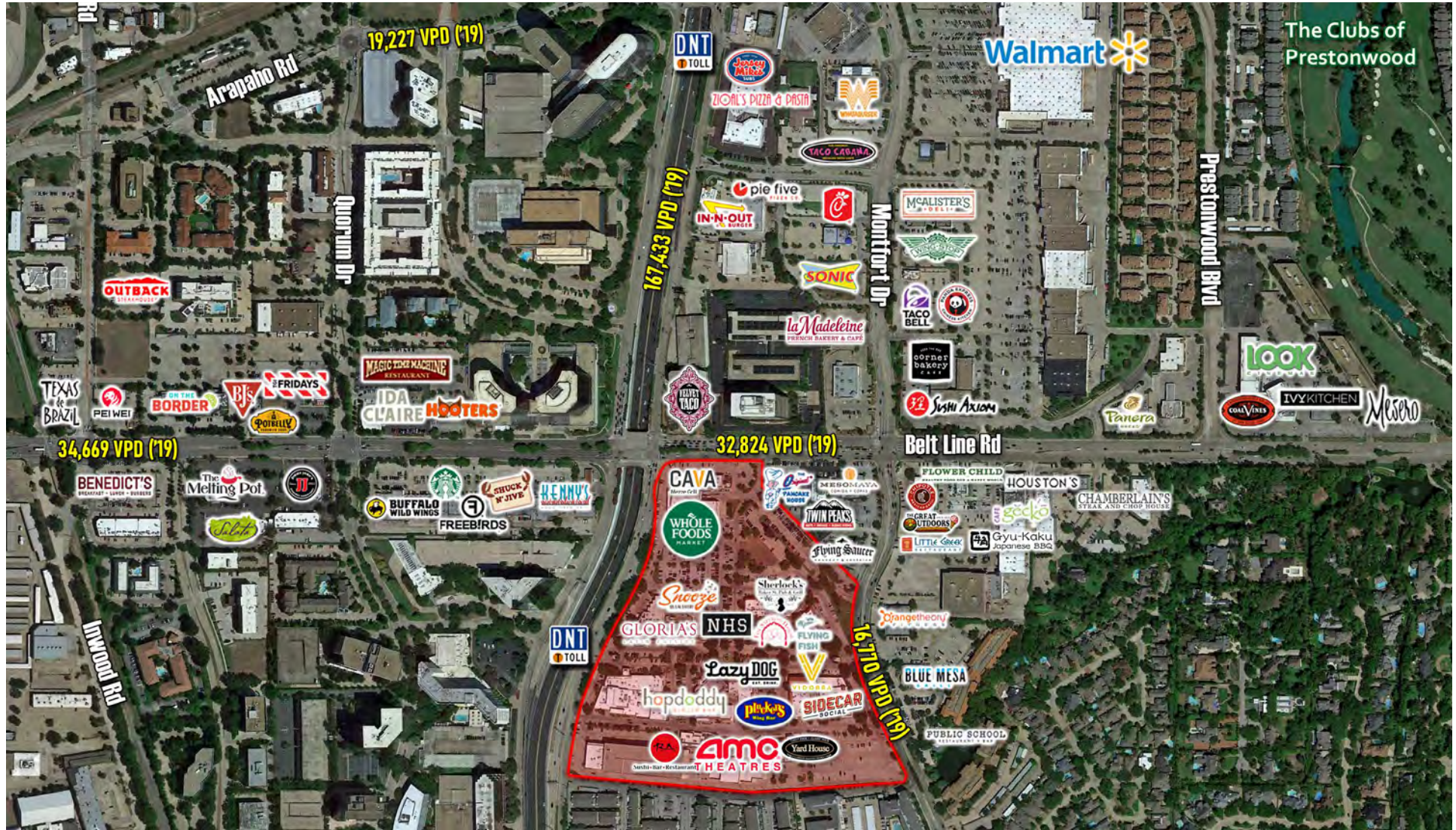
Tenant	Suite	SF
Rs Sothi	210	4,750
AMC Theater	220	43,705
Yard House	230	10,000
Mattison Avenue	300	9,182
Timber Creek Capital	310	2,815
Ideal Dental	311	2,200
Profile by Sanford	314	2,367
AVAILABLE	316	1,847
Sidcar Social	401	14,640
Canary by GORUI	402	1,600
apartment	404	999
AVAILABLE	406	802
Sidcar Social Storage	407	1,743
Nails Now	408	2,099
Vidora	410	5,850
AVAILABLE	410A	2,331
AVAILABLE	420	3,400
AVAILABLE	430	6,606
Lazy Dog	500	7,800
Hopdoddy	502	4,000
Zero Latency	510	3,311
AVAILABLE	514	2,464
Pluckers Wing Bar	520	6,960
Cinnaholic	532	1,096
Pretty Kitty	533	1,065
Stirr	540	4,947
Disco	544	3,474
AVAILABLE	600	36,000
Lux Tanning	608	2,127
Creamistry	610	952
Grand Spa International	612	12,509
Gem Classics	700	1,994
Leasing Office	704	2,687
AVAILABLE	712	1,760
AVAILABLE	716	2,412
AVAILABLE	728	3,385
AVAILABLE	732	3,724
Flying Fish	740	2,005
Happy Lemmon	748	1,452
Hand Stone Massage	752	3,993
Kennys Italian	764	2,474
Sherlocks Baker Street	776	9,830
Neighborhood Services	795	4,128
Pie Tap	796	3,669
Chicos	800	3,453
Soma	816	2,549
Diamontrique	818	1,459
Francescas	820	1,400
Snooze	824	3,905
830	1,525	
Relax The Back	840	1,945
AVAILABLE	850	1,595
Charles Schwab	852	5,223
The Boardroom Salon	854	1,972
Glorias Restaurant	854	8,999
Low-Key Policy	858	1,879
AVAILABLE	876	5,000
Whole Foods Market	1012	39,871
AT&T	1032	2,748
Sleep Experts	1052	4,156
Cava	1056	2,361

Occupied Vacant

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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:
  - 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.

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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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