



## 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](http://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		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Belt Line Road	47,135 VPD	Total Population		11,290	150,615	337,187
Marsh Lane	37,914 VPD	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  
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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.

**weitzman®**

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## Current Tenants

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

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Buyer/Tenant/Seller/Landlord Initials

Date

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