

**Available**  
3,138 SF

**NEWLY RENOVATED**



**Available**  
5,740 SF



**FOR LEASE**

# Quorum II Plaza

4900 Belt Line Rd | Addison, TX 75254



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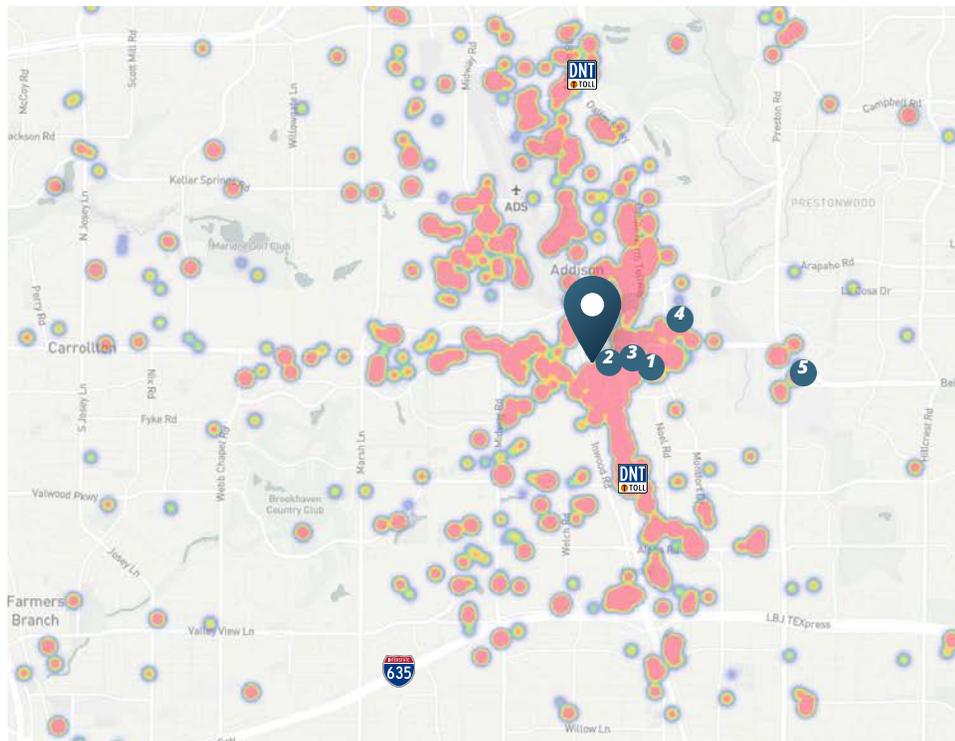
## ABOUT THE PROPERTY

- Quorum II is centrally located in the heart of Addison—one of North Dallas' busiest retail and restaurant corridors—with exceptional daytime and evening populations, strong incomes, and premier visibility along the Dallas North Tollway (165,000+ VPD).
- The center is undergoing a multi-million-dollar renovation scheduled for completion at the end of 2025, bringing modernized façades, improved common areas, and enhanced signage opportunities to elevate tenant visibility and customer experience.

## JOIN THESE NEARBY RETAILERS



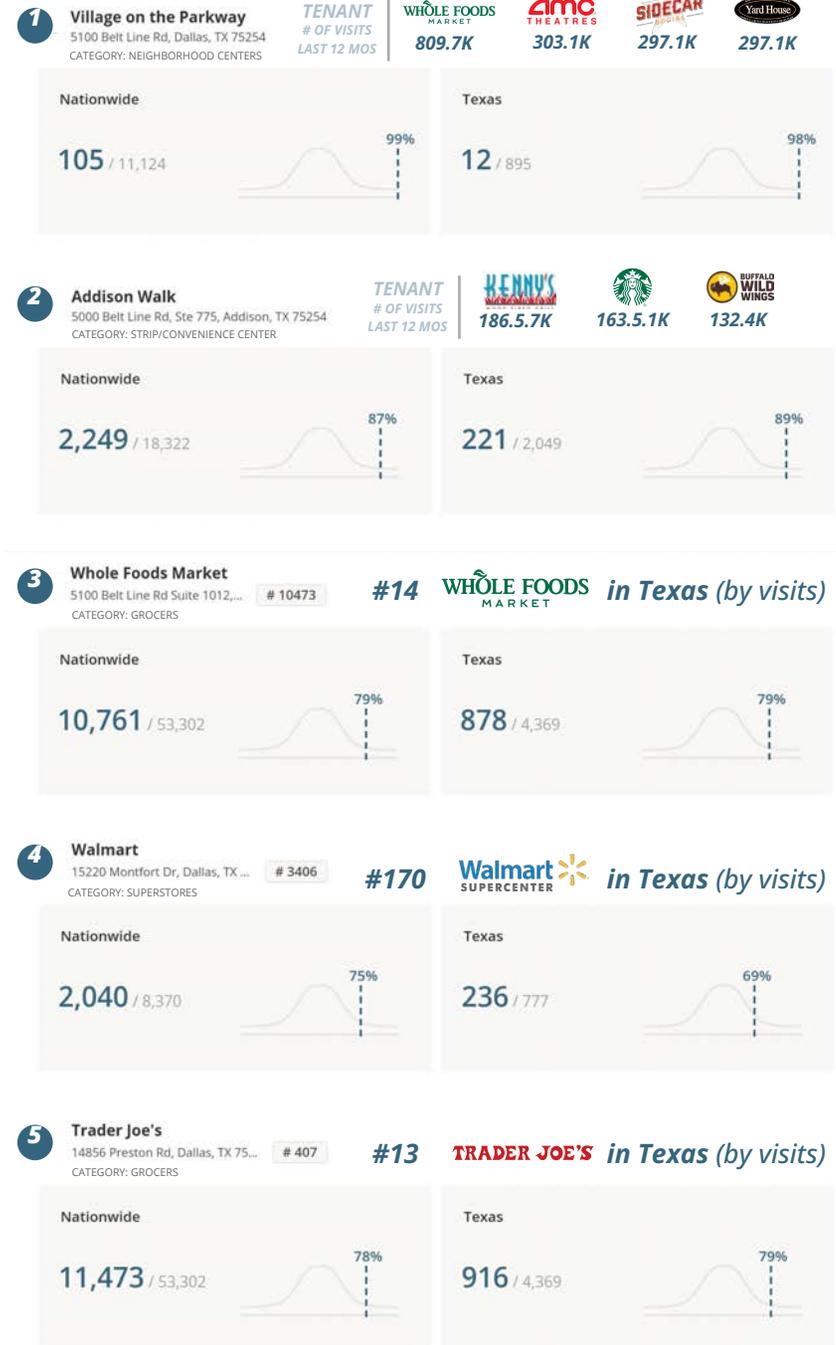
## STRONG NEIGHBORING RETAIL RANKS IN TOP QUANTILES FOR VISITS



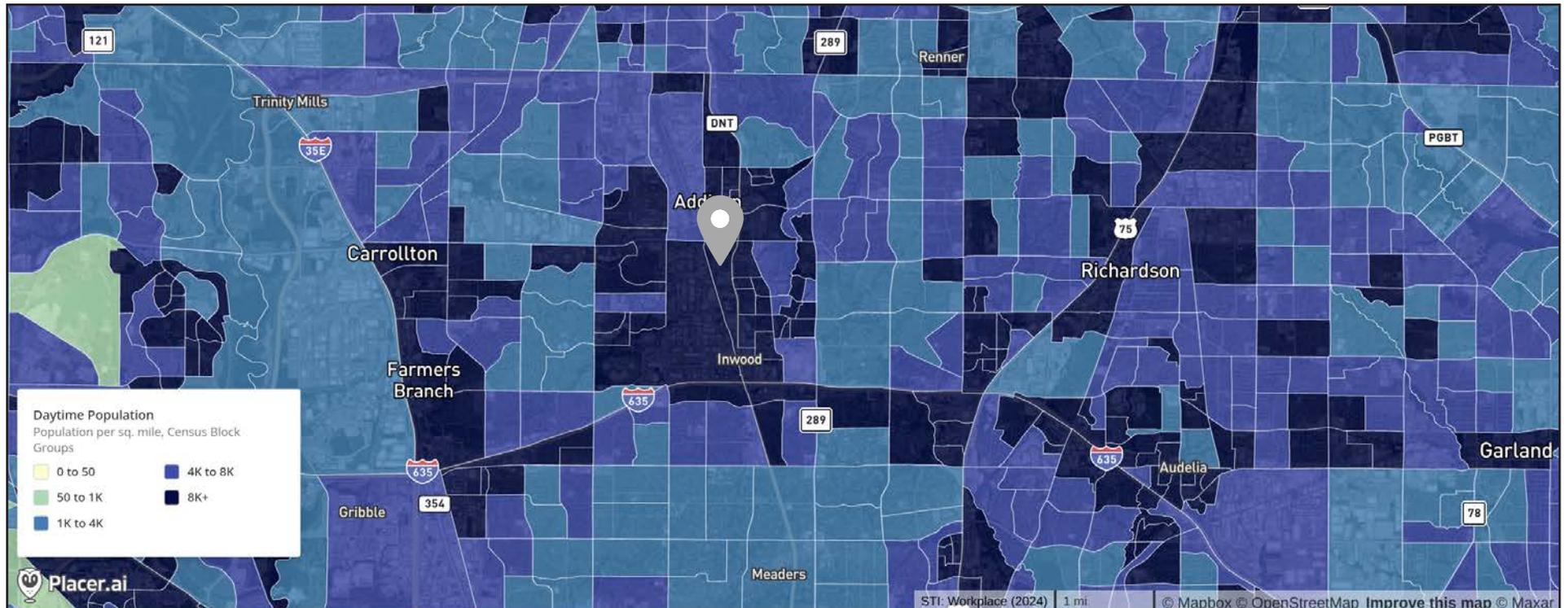
VISITORS BY WORK LOCATIONS

### UNMATCHED ACTIVITY HUB

The bustling Belt Line Road corridor is one of North Dallas' densest concentrations of restaurants, entertainment venues, office campuses, and multifamily communities. This dynamic mix fuels exceptional daytime population, strong residential density, and a steady flow of young professionals and nearby businesses that activate the area from morning through evening.



## HIGHLY CONCENTRATED & AFFLUENT DAYTIME CUSTOMER BASE



### DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	17,023	132,230	384,705
2030 Projected Population	17,830	136,900	390,658
Proj. Annual Growth 2025 to 2030	0.93%	0.70%	0.31%
<b>Daytime Population</b>			
<b>2025 Daytime Population</b>	<b>57,471</b>	<b>233,956</b>	<b>510,861</b>
Workers	52,865	186,533	351,132
Residents	4,606	47,423	159,729

Income	1 mile	3 miles	5 miles
<b>2025 Est. Average Household Income</b>	<b>\$104,098</b>	<b>\$133,371</b>	<b>\$137,953</b>
2025 Est. Median Household Income	\$85,589	\$85,607	\$86,417
<b>Households &amp; Growth</b>			
2025 Estimated Households	10,105	65,749	167,510
2030 Estimated Households	10,716	68,591	172,090
Proj. Annual Growth 2025 to 2030	1.18%	0.85%	0.54%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

# Dallas North Tollway & Belt Line Rd

Dallas, TX



**BELT LINE RD IS A PREMIER RETAIL CORRIDOR IN NORTH DALLAS.**

**ADDISON AIRPORT**  
203K Visits (2025)



**WORK / SHOP**  
2022 REDEVELOPMENT

**SITE**  
QUORUM II PLAZA  
NEWLY RENOVATED

**VILLAGE ON THE PARKWAY**  
NEW OFFICE UNDER CONSTRUCTION

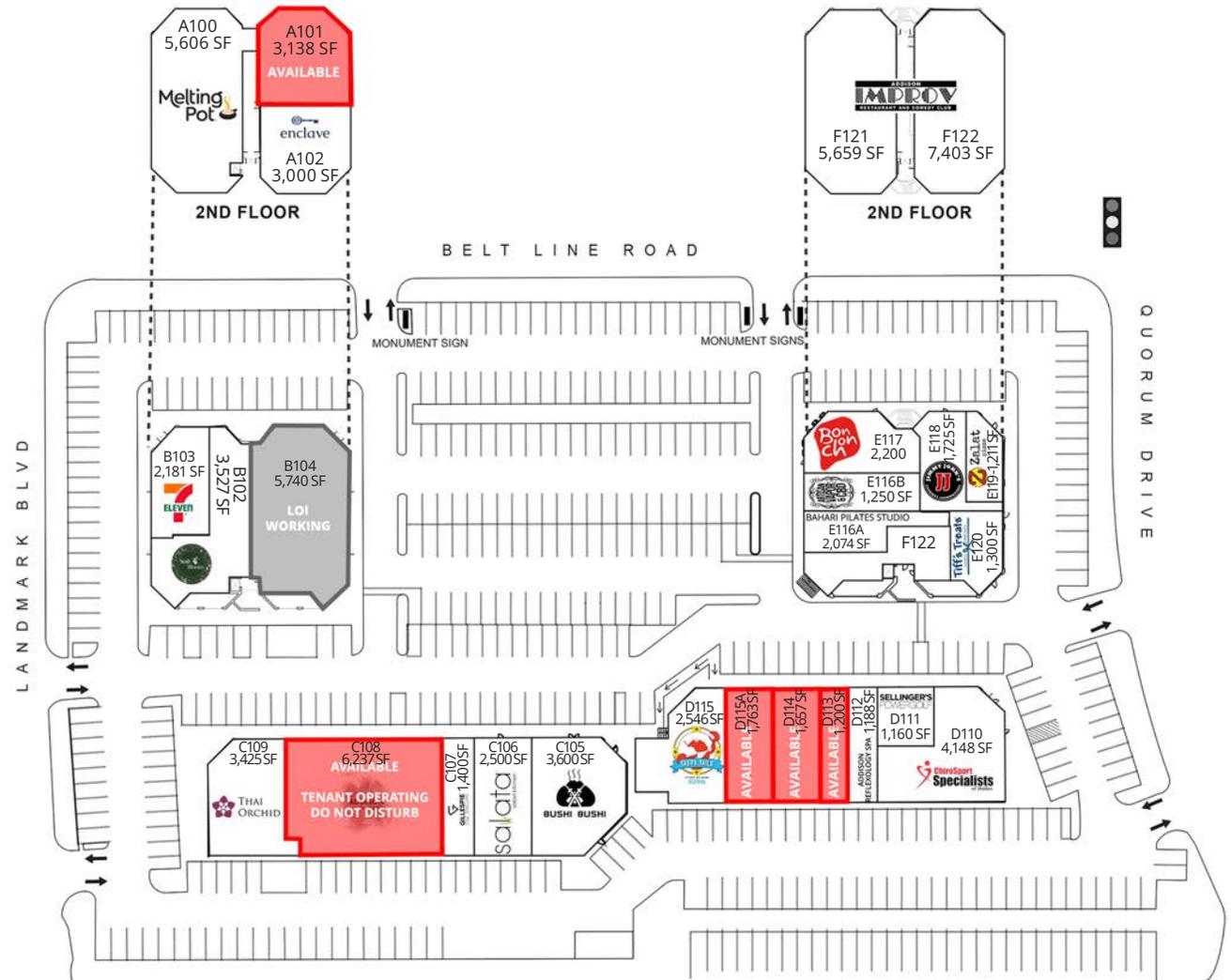
**PRESTONWOOD PLACE**  
2020 RENOVATION

# Site Plan

4900 Belt Line Rd | Addison, TX 75254



Suite	Tenant	GLA SF
A100	The Melting Pot	5,606
A101	Available	3,138
A102	Enclave Coworking	3,000
B102	Nail Bloom	3,527
B103	7-Eleven	2,181
B104	LOI Working	5,740
C105	Bushi Bushi	3,600
C106	Salata Restaurant	2,500
C107	Gillespie Jewelers	1,400
C108	Available - Addison Salon & Suites <i>Tenant Operating - Do Not Disturb</i>	6,237
C109	Thai Orchid	3,425
D110	Chirosport Specialists	4,148
D111	Sellinger's Power Golf	1,160
D112	Addison Reflexology Spa	1,188
D113	Available	1,200
D114	Available	1,657
D115	Tasty Tails	2,546
D115A	Available	1,763
E116A	Bahari Pilates Studio	2,074
E116B	Artisan Vapor Company	1,250
E117	Bonchon Chicken	2,200
E118	Jimmy John's Sandwiches	1,725
E119	Zalat Pizza	1,211
E120	Tiff's Treats	1,300
F121	The Alley	5,659
F122	The Improv	7,403



# Site Photos

4900 Belt Line Rd | Addison, TX 75254



RENDERING OF  
FUTURE PYLON SIGN



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

**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 or 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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Jack Dawson	633336	jack.dawson@srsre.com	214.560.3269
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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