

NAI Robert Lynn



RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE

MAA ADDISON CIRCLE

5040 ADDISON CIRCLE, ADDISON, TEXAS 75001



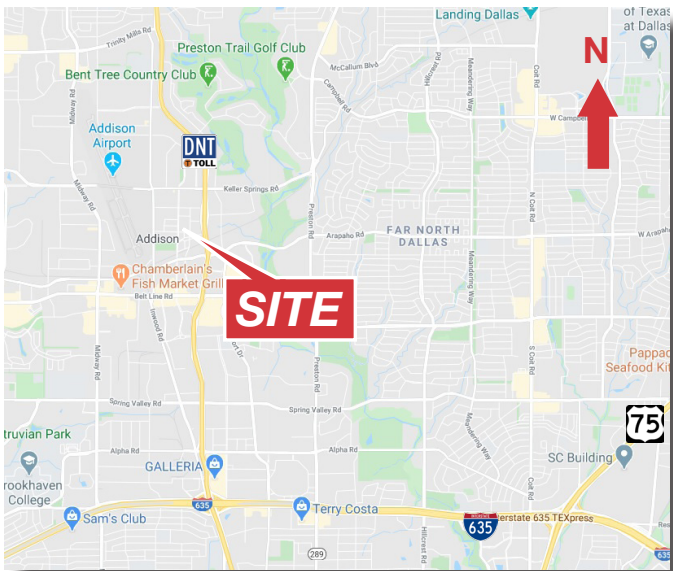
For Lease

813-2,122 SF

MAA Addison Circle
5040 Addison Circle
Addison, Texas 75001

Property Features

- Excellent Mixed-Use Property Co-Tenancy
- High Traffic Retail Opportunity
- 1,355 Apartment Units
- Garage and Street Retail Parking
- Property Consists of Office, Retail and Apartment Tenants
- Located in Addison Events District
- Lease Rate: Contact Broker



Property Tenants:



Annual Addison Circle Events:



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	15,771	155,610	449,496
Daytime Population	36,176	140,821	274,350
Total Number of Businesses	2,865	12,996	26,463
Average Household Income	\$97,970	\$103,642	\$99,606

Source: CoStar 2021

Traffic Counts

• Addison Rd	22,814 VPD
• Quorum Dr	16,145 VPD
• Arapaho Rd.	18,565 VPD
• Dallas North Tollway	171,211 VPD

Source: CoStar 2020

Ryan Lee

Market Director

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

4851 LBJ Freeway 10th Floor

Dallas TX 75244

214 256 7100

nairl.com

For Lease

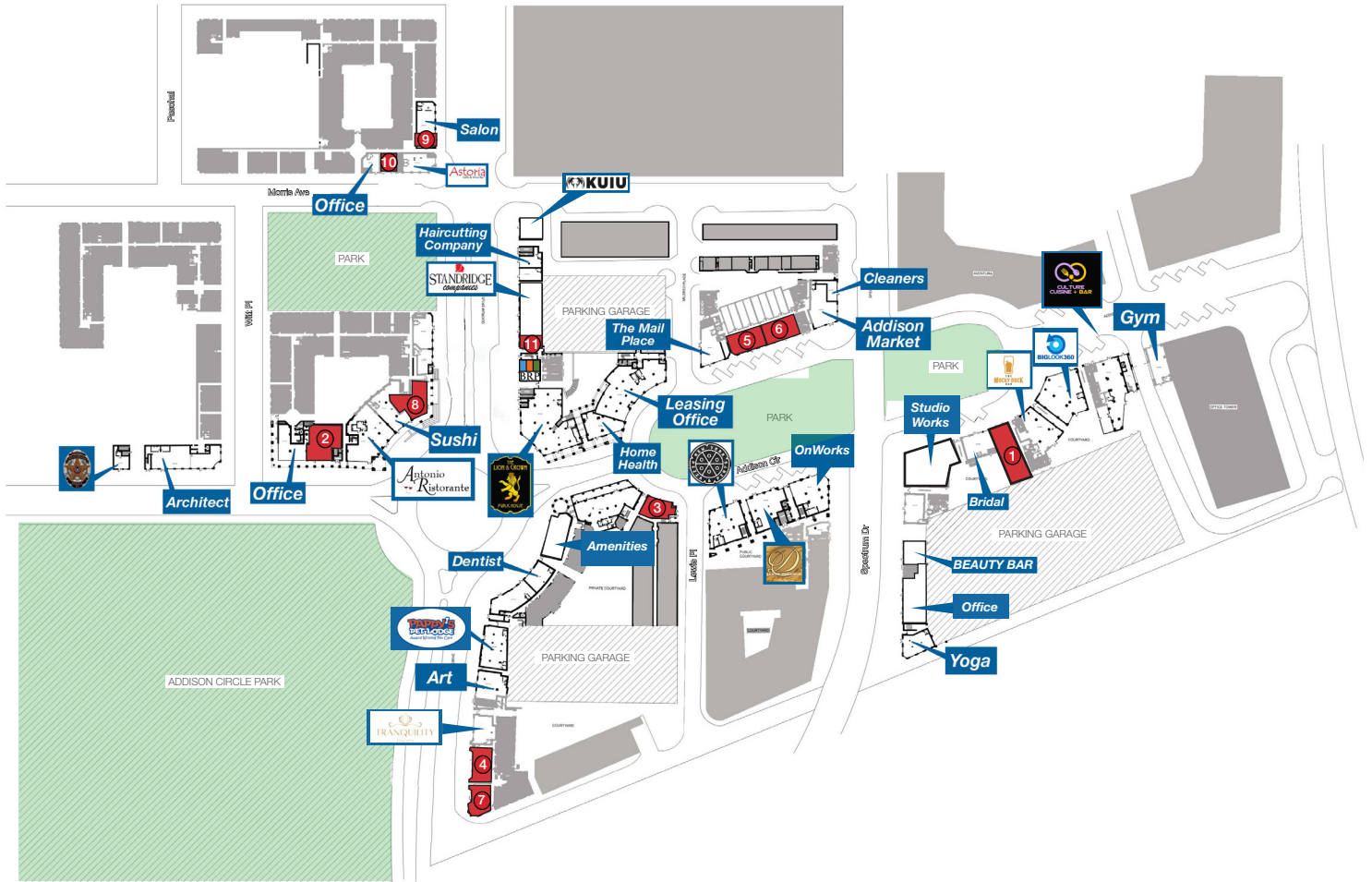
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Site Plan



Site Number	Suite Number	Space/Use	SF
1	5058	Retail/Office	1,750
2	4963	Retail/Office	2,122
3	5010	Retail/Office - White Box	1,244
4	15504	Retail/Office	1,569
5	5035	2nd Gen Salon	1,443
6	5039	2nd Gen Salon	1,654

Site Number	Suite Number	Space/Use	SF
7	15502	Retail/Office White Box	1,265
8	15615	2nd Gen Restaurant	2,093
9	15713	Retail/Office	823
10	4985	Retail/Office	813
11	15620	Retail/Office	910

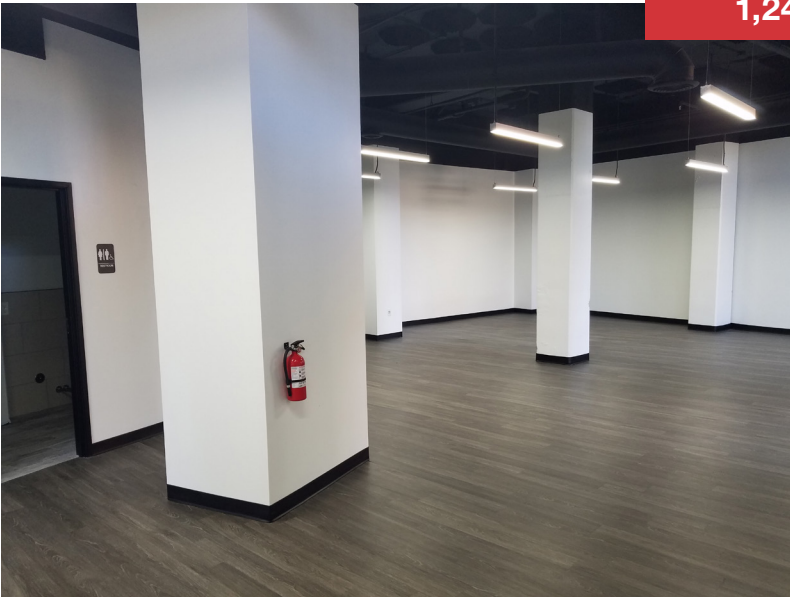
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Suite 5010
1,244 SF



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Suite 15502
1,265 SF



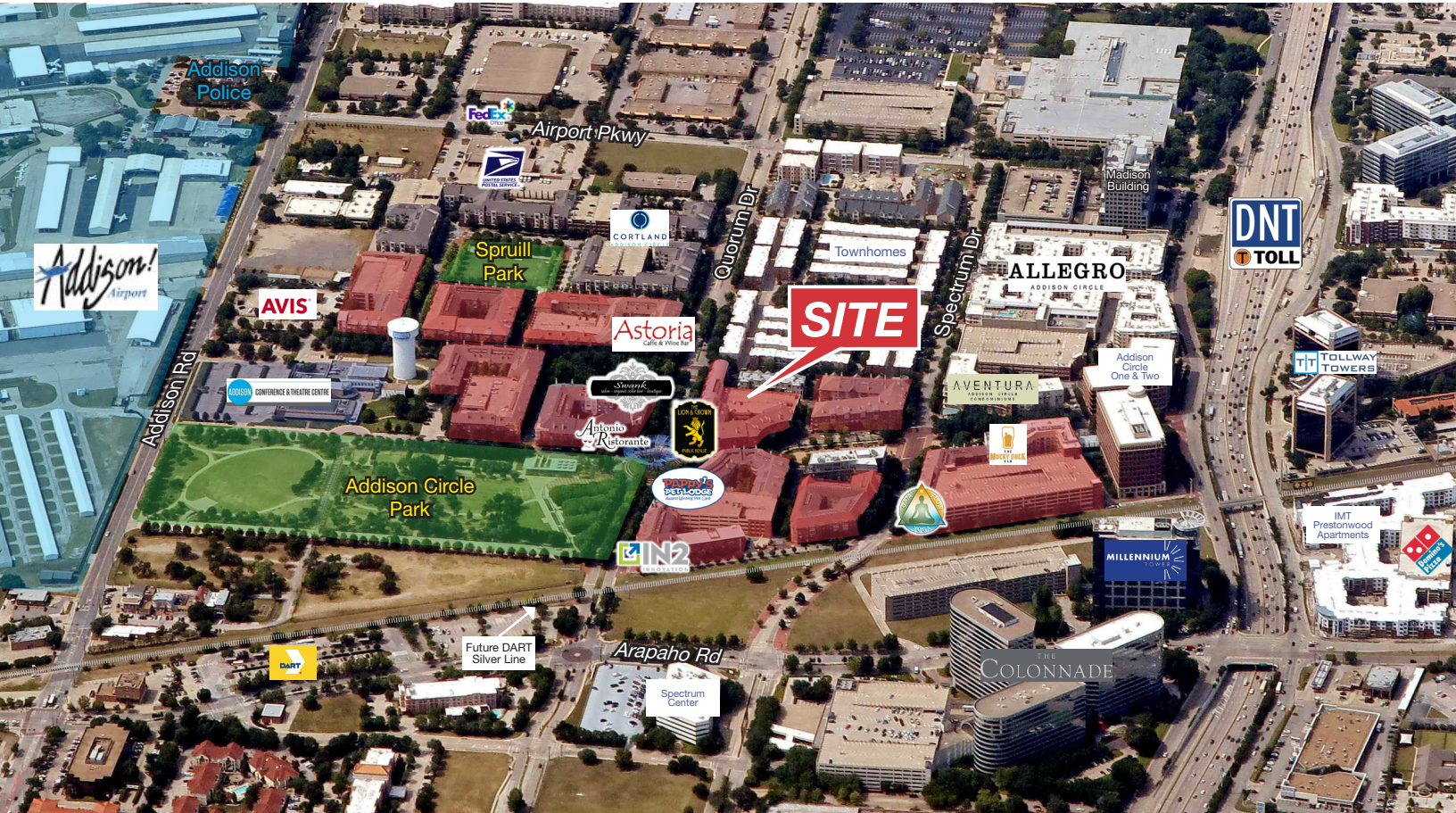
Suite 15615
2,093 SF

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813-2,122 SF

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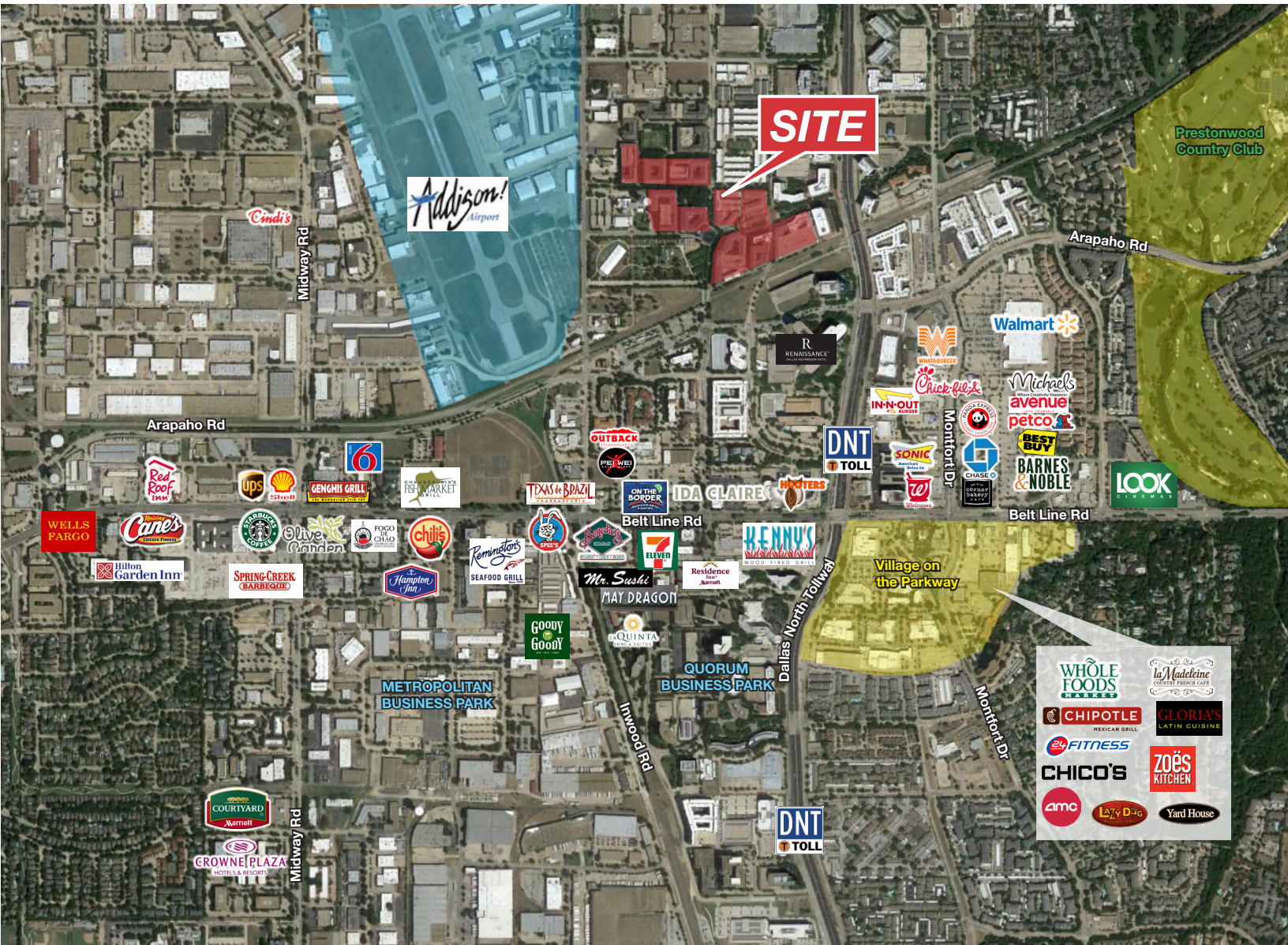
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Lee	654755	rlee@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Contact:

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