

# SPECTRUM CENTER

Belt Line & DNT | Addison, Texas

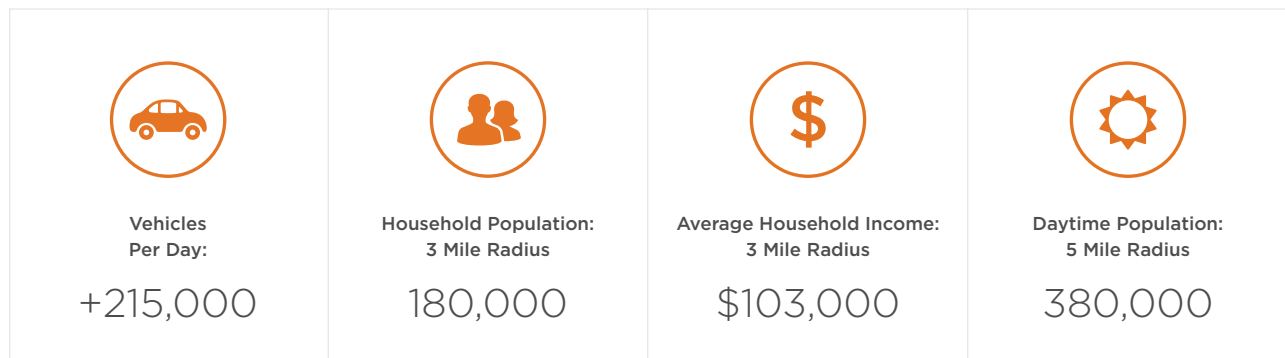


## OVERVIEW

Spectrum Center, positioned in the heart of Addison's restaurant row, is a 600,000 SF Class A office building with an available 7,600 SF restaurant space located front and center along Belt Line Road.

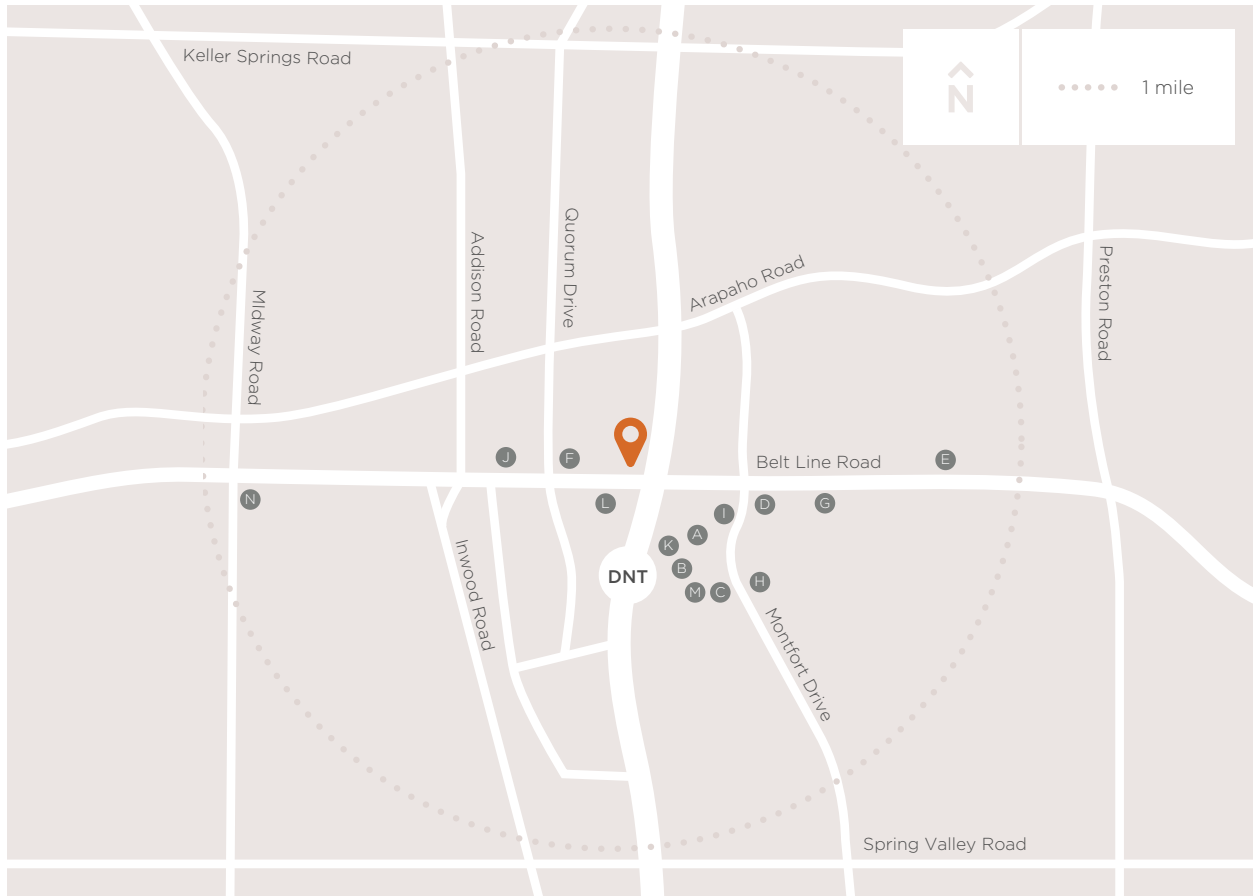
Belt Line Road boasts one of the most successful collection of restaurants in the DFW metroplex with +20 brands within a 1-mile radius of the subject space generating over \$100,000/month in TABC sales.

## SNAPSHOT



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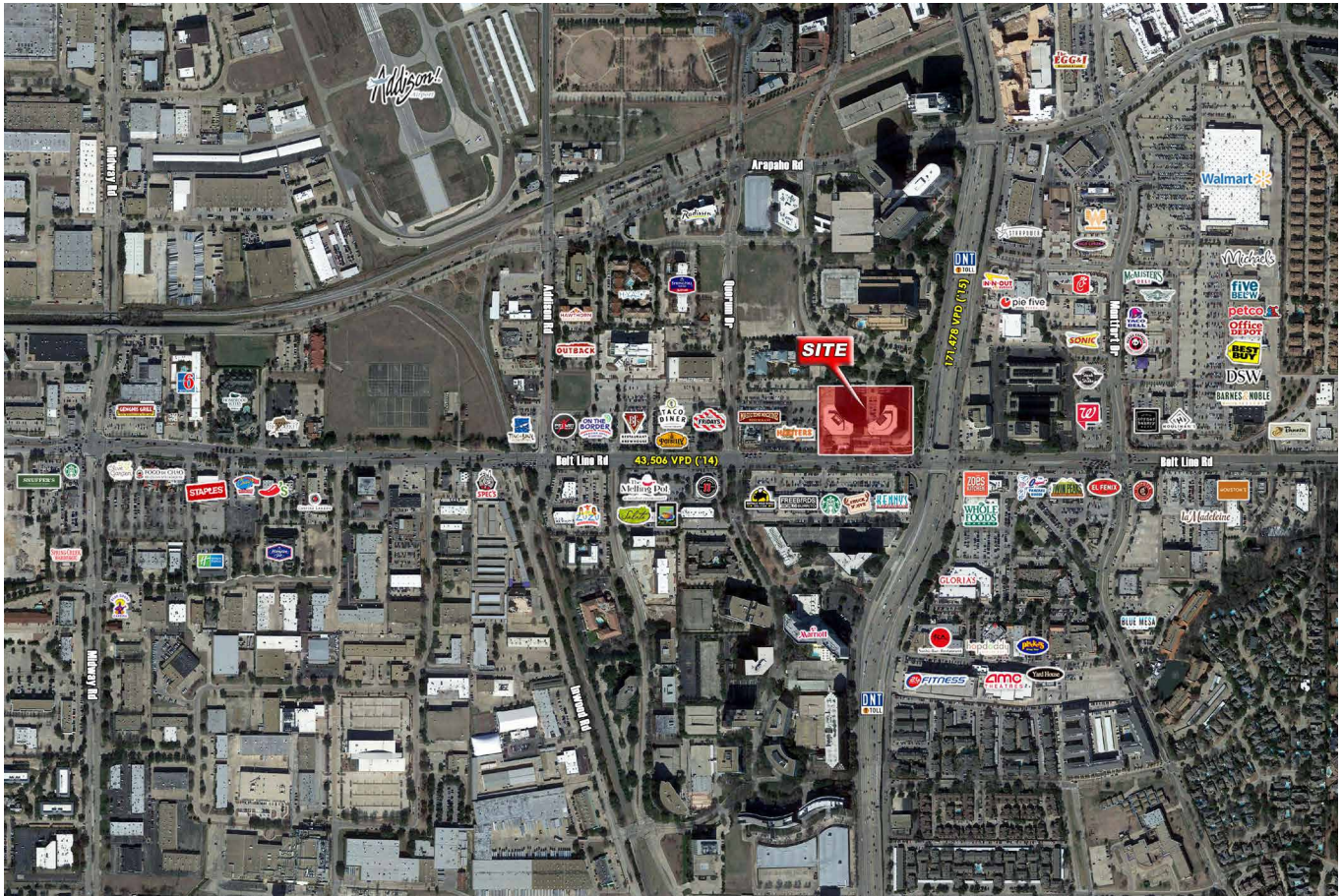


## NEARBY RESTAURANTS

- |                         |                                       |                            |
|-------------------------|---------------------------------------|----------------------------|
| A Neighborhood Services | F Ida Claire                          | J Taco Diner               |
| B Hopdoddy's            | G Chamberlain's<br>Steak & Chop House | K Gloria's                 |
| C Yard House            | H Public School on Tap                | L Kenny's Wood Fired Grill |
| D Houston's             | I Flying Saucer                       | M RA Sushi                 |
| E Mesero                |                                       | N Fogo de Chão             |

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## DEMOGRAPHICS

2017	1 Mile	3 Mile	5 Mile
Population	17,954	128,511	378,130
Daytime Population	38,392	161,426	298,386
Average HH Income	\$77,070	\$102,852	\$99,185

## ESTIMATED TRAFFIC COUNTS

Dallas North Tollway	170,000
Belt Line Road	45,000

All traffic count values are based on VPD.

## CONTACT

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