



WORKSHOP

For lease:
NEQ Belt Line Rd &
Prestonwood Blvd
Dallas, TX 75254

VENTURE

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Metrics

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Location

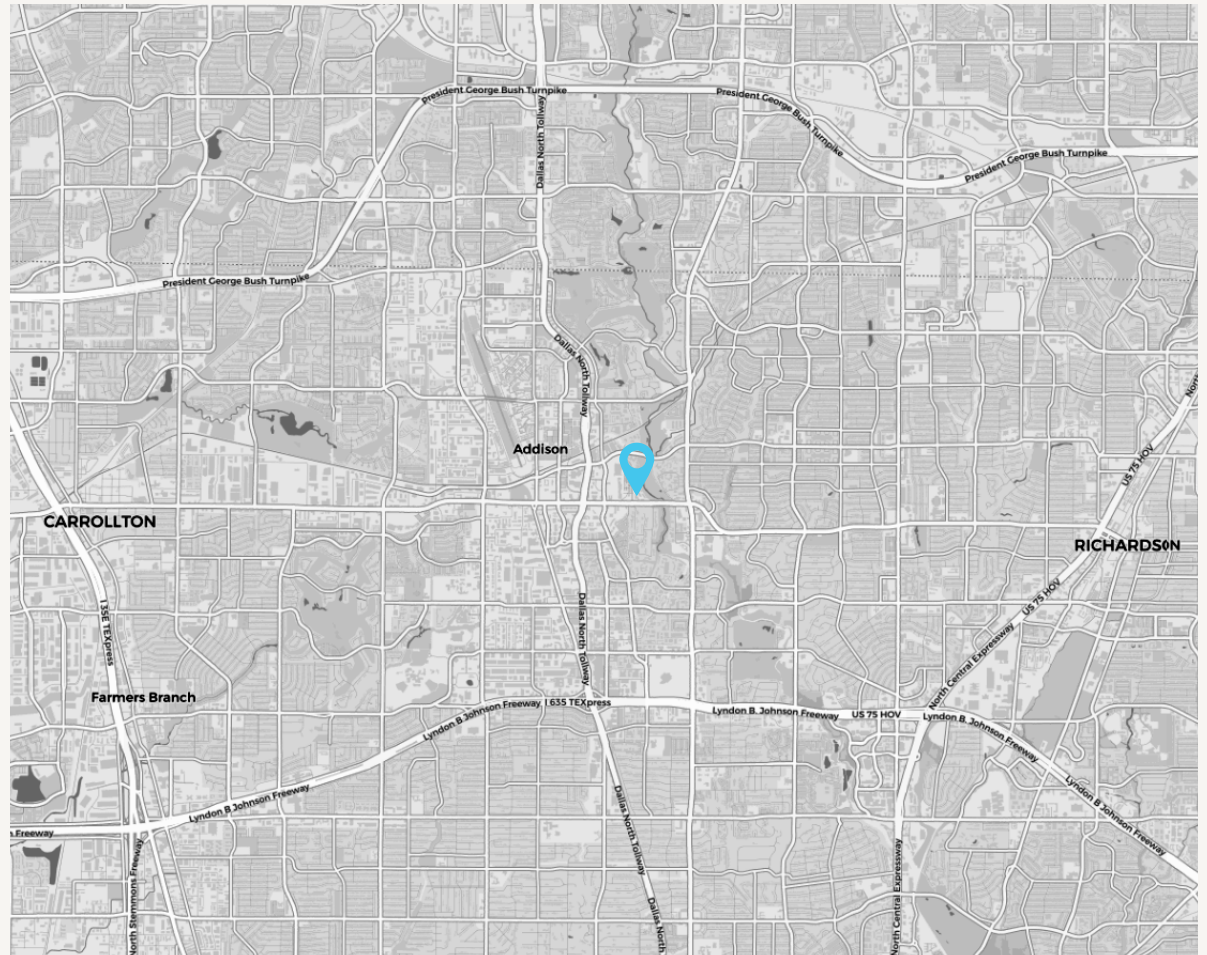
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Available Spaces

Former Restaurant (Crisp & Green)
Endcap + Patio
3,071 SF

Traffic Counts

Belt Line Rd	DNT
30,728 VPD	143,975 VPD



Area Attractions



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Property Highlights

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1. Daytime population in excess of 59,000 in a 1 mile radius
2. Highly visible to Belt Line Rd
3. Highly accessible location within close proximity to Dallas North Tollway and Preston Rd
4. Private patio and access to communal green space
5. Located in a highly walkable mixed-use property that includes 135k sf of on-site office space
6. Situated within the heart of Addison's 'Restaurant Row'



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	30,153	138,824	390,737
EST. DAYTIME POPULATION	59,094	209,659	346,965
EST. AVG. HH INCOME	\$102,717	\$144,729	\$141,512

Site Plan

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WORK|SHOP

12 acres
SITE PLAN

1,000 ft
BELTLINE ROAD FRONTAGE

1,000 ft
GOLF COURSE VIEWS TO THE EAST

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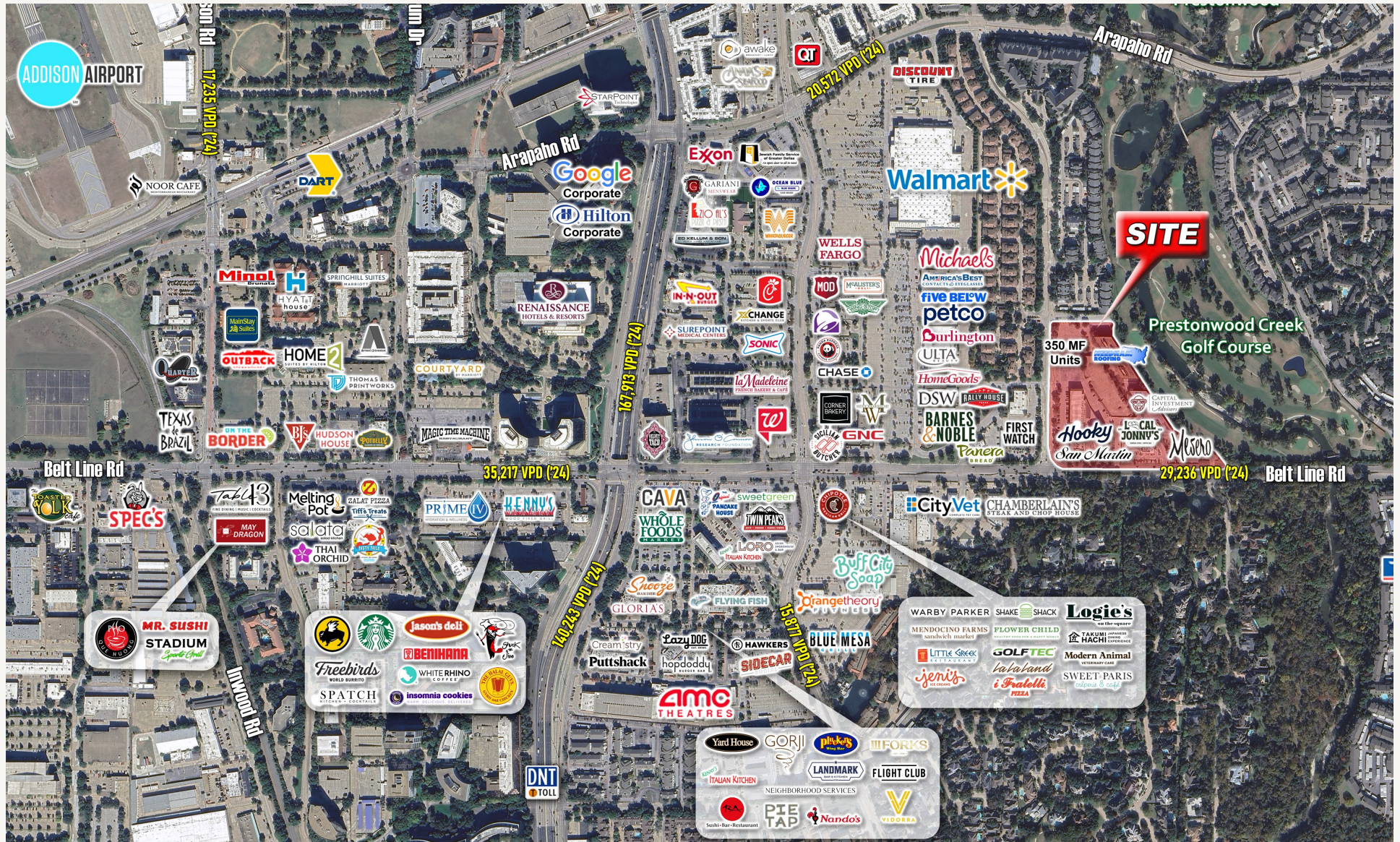
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Aerial

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Photos

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