

**NAI** Robert Lynn



RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE

# MAA ADDISON CIRCLE

5040 ADDISON CIRCLE, ADDISON, TEXAS 75001



For Lease

823-3,252 SF

MAA Addison Circle  
5040 Addison Circle  
Addison, Texas 75001

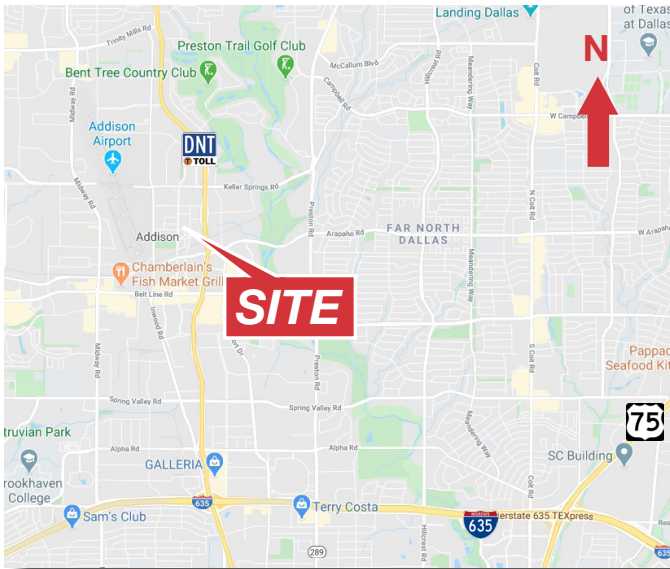
### Property Features

- 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	13,505	143,358	392,477
Daytime Population	39,115	145,623	280,423
Total Number of Businesses	3,676	15,294	32,502
Average Household Income	\$102,269	\$110,401	\$114,655

Source: CoStar 2025

### Traffic Counts

- Addison Rd 21,810 VPD
- Quorum Dr 6,775 VPD
- Arapaho Rd. 21,744 VPD
- Dallas North Tollway 163,538 VPD

Source: CoStar 2024

### Ryan Lee

Vice President

D 214 256 7143

M 972 571 4296

rlee@nairl.com

4851 LBJ Freeway 10<sup>th</sup> Floor

Dallas TX 75244

214 256 7100

nairl.com

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.

For Lease

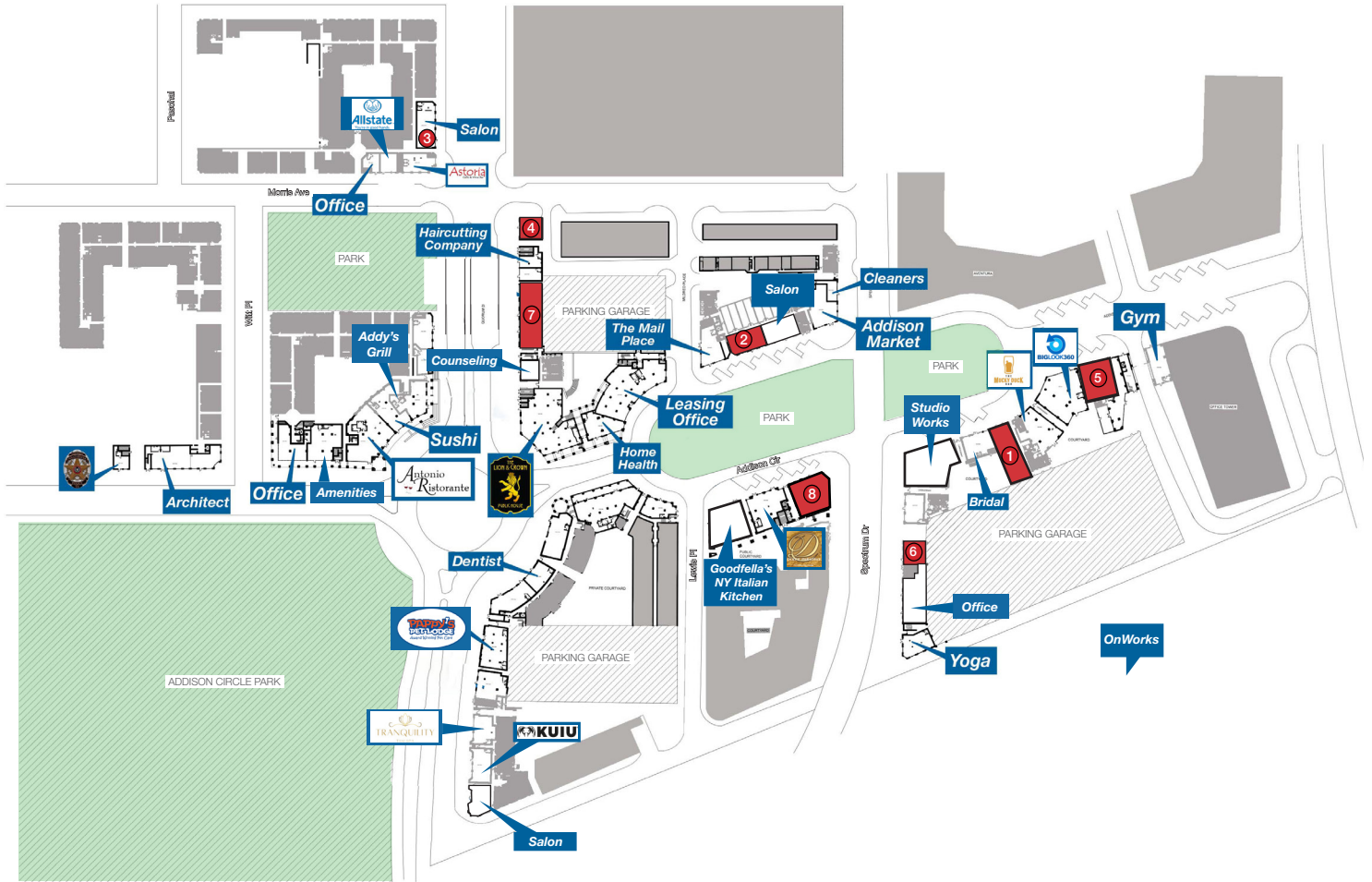
823-3,252 SF

# MAA Addison Circle

## 5040 Addison Circle

Addison, Texas 75001

### Site Plan



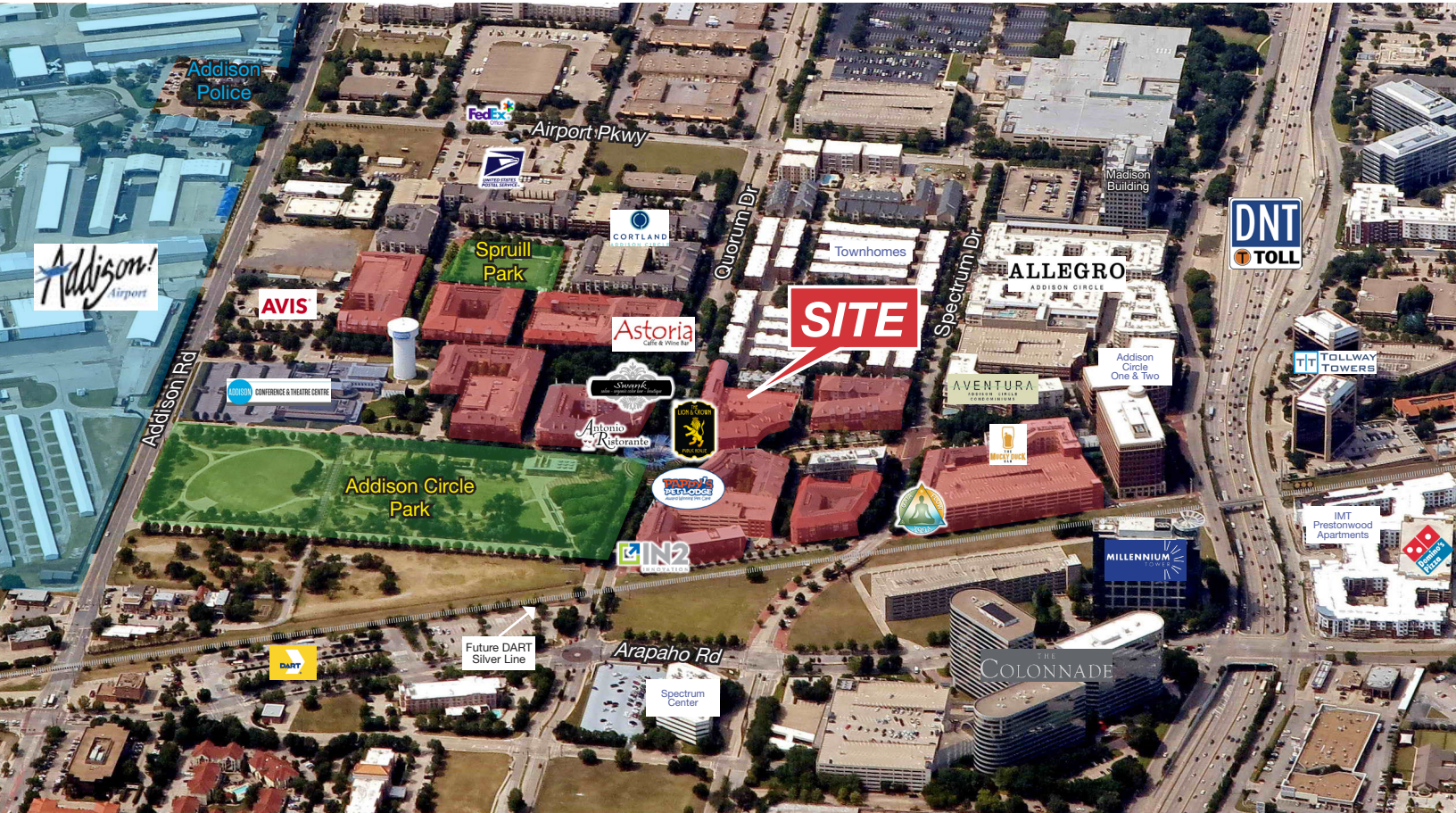
Site Number	Suite Number	Space/Use	SF	Site Number	Suite Number	Space/Use	SF
1	5058	Retail/Office	1,750	5	5076-A	Retail/Office	1,738
2	5035	2nd Gen Salon	1,443	6	15560	2nd Gen Salon	1,000
3	15713	Retail/Office	823	7	15640	Retail/Office	3,252
4	15690	Retail/Office	1,138	8	5048	Retail/Office	2,782

For Lease

823-3,252 SF

# MAA Addison Circle

5040 Addison Circle  
Addison, Texas 75001



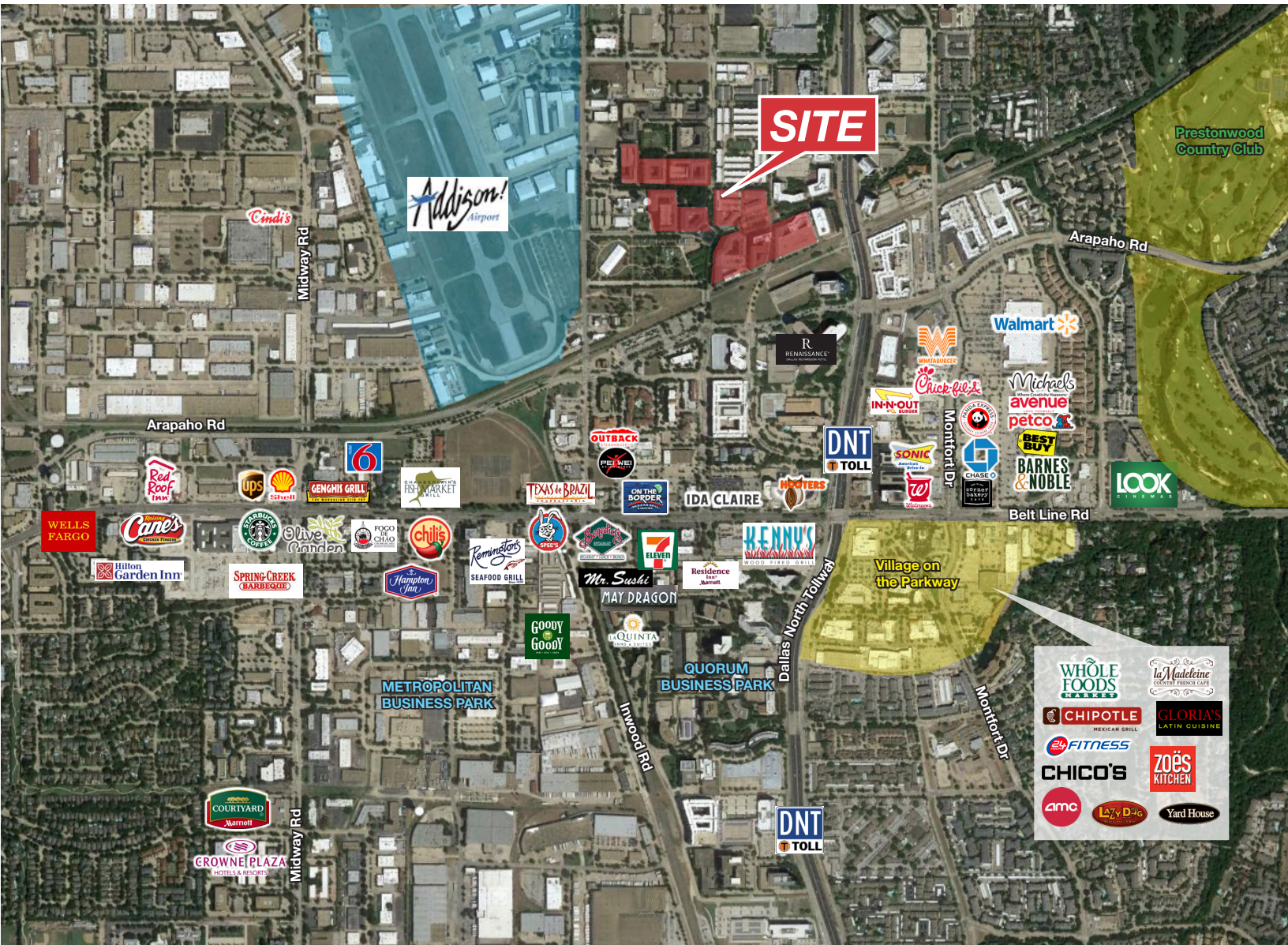
For Lease

823-3,252 SF

# MAA Addison Circle

## 5040 Addison Circle

Addison, Texas 75001





# 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.

2-10-2025



## 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Giancarlo "GC" Carriero	526740	gc@nairl.com	214-256-7100
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:**

**Ryan Lee**  
Vice President  
D 214 256 7143  
M 972 571 4296  
rlee@nairl.com