



Located in Richardson's downtown CORE district

±4,140 SF Available

Retail Space For Lease

205 E Main St. | Richardson, TX 75081

MATTHEWS™

Leasing Brochure

Project Scope

±4,140 SF
Available

±26,919 VPD
Belt Line Rd

±223,125 VPD
US 75

Project Scope

- Available: ±4,140 SF
- Recently renovated in 2021
- Excellent visibility on Greenville Ave & E Main St
- Located in the revitalized CORE District of Richardson
- In close proximity to multiple mixed-use projects.



Nearby Retailers



Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,474	151,993	393,435
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,310	57,297	160,894
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,840	\$114,670	\$124,558

Retail For Lease

MATTHEWS™

205 E Main St.

Richardson, TX 75081



[HIDDEN] GYM

Hertz

SPRING CREEK BARBEQUE

Future Planned Development



LOPEZ & FRESHWATER
MIGRATION ATTORNEYS

DOLLAR TREE

QT

BURGER STREET

NuTeeth
DENTAL IMPLANT CENTERS

Centre TECHNOLOGIES

BELT & MAIN

TJ-maxx

birdcall



INDUSTRIAL PIZZA + BREW



Ababa
Ethiopian Restaurant

PEARL CAFE

CHINESE CHINESE RESTAURANT

Beyond The Bar
Electronic Boredom Events

Ricky's
KANSASVILLE HOT CHICKEN

SKECHERS

Abaca's
Waffles Grill

麒麟鹿閣
KIRIN COURT
CHINESE RESTAURANT

Main St Plaza

Del's
BURGERS

AT&T

Richardson Police Department

Subject Property

HALF PRICE BOOKS

SUBWAY

GOLDEN BANK

Trammell Crow
Approved
279 MF Units

PARTENOPE

W Belt Line Rd ± 26,919 VPD

AFRAH
MEDITERRANEAN CUISINE

MALANI



Geac Earth

Retail For Lease

MATTHEWS™

205 E Main St.

Richardson, TX 75081



Northrich Elementary
345 Students

Appletree Court

The Wellington at Arapaho

Arapaho Dart Center Station

Telecom Corridor
Over 130,000 Jobs

W Arapaho Rd ± 33,729 VPD

Lockwood Heights

Richardson High School
2,773 Students

Richardson Heights Elementary
2,773 Students

W Belt Line Rd ± 26,919 VPD

THE CORE DISTRICT
See Blow Up

Subject Property

Dover Elementary
496 Students

Math Science Tech Magnet Elementary
601 Students



± 223,125 VPD

Brick Row Apartments

Hillsdale Garden Apartments

W Spring Valley Rd ± 41,613 VPD

Fossil Headquarters
1,400 Employees

Hunter's Court Apartments



- Centennial Green
- Central Place
- China Town
- Creative Corporate
- Gateway Corporate
- Interurban
- Main Street
- Arapaho Center Station

Google Earth

THE CORE DISTRICT: Richardson's Hub for Culture, Commerce, and Community

OVERVIEW

The CORE District represents the heart of Richardson's ongoing revitalization, bringing together the Downtown, Heights, Interurban, Lockwood, and Chinatown neighborhoods into a vibrant, walkable destination. Designed as the City's epicenter for culture, cuisine, and community life, The CORE District blends historic character with modern development through mixed-use projects, public gathering spaces, and infrastructure improvements. Recent milestones such as Belt & Main and Interurban Common have reshaped the downtown landscape, enhancing connectivity and attracting new businesses, residents, and visitors. Anchored by signature events like Culture in The CORE and the Lunar New Year Festival, the District continues to strengthen its reputation as a regional destination for dining, entertainment, and locally owned enterprises.

PARTENOPE RISTORANTE EXPANSION = DOWNTOWN MOMENTUM

The planned expansion of Partenope Ristorante at 110 S. Greenville Ave. underscores the growing demand and energy within Downtown Richardson. Led by owner and chef Dino Santonicola, the beloved Italian restaurant will expand within its existing building to add new dining space and upgraded fixtures, enhancing the guest experience while preserving its authentic Neapolitan roots. As a longtime Downtown establishment, Partenope has become a cornerstone of the District's culinary scene, contributing to The CORE's identity as a dining destination. Its expansion reflects both the strength of Richardson's small business community and the City's continued investment in revitalizing its historic core—signaling sustained growth and confidence in Downtown's future.

[Richardson Texas News | Read More Here](#)



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.



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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **205 E Main St., Richardson, TX, 75081** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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