

Preston Ridge

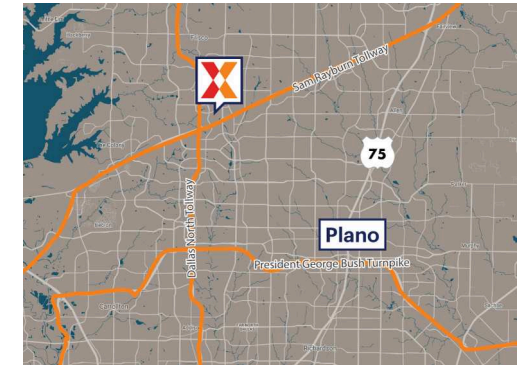
Dallas-Fort Worth-Arlington, TX

33.1039, -96.8102

3333 Preston Road | Frisco, TX 75034



Center Size: 789,559 SF



Demographics	1 Mile	3 Mile	5 Mile
	12,110	124,298	318,443
	6,196	49,732	119,044
	\$122,603	\$143,623	\$148,640

Regional power center anchored by Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty, J.Crew & Old Navy, drawing an estimated 20,900 visits/day and over 7.6M+ annual visits (based on Placer.ai)

Retail commercial real estate adjacent to the Stonebriar Mall (1.6 million sf) (\$820/psf), the #2 mall in DFW in sales volume

More than \$5B in commercial development is occurring within 1 mile of this site

Daytime population of 168,000 within a 3-mile radius; Toyota, FedEx, JCPenney, Frito Lay, Ericsson and others have recently moved their corporate headquarters within 3 miles

Frisco is one of the fastest growing cities in the country. The population has increased more than 523% since the 00' census. Per City of Frisco's website, Frisco's population of over 210K residents is projected to grow by over 41% by 2030.

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1387

Available Space

A-9	6,400 SF
B1-2	3,000 SF
B3-1	3,709 SF
G1-8	2,748 SF
H-1	3,000 SF
H-8	3,000 SF
H-8	3,000 SF
N-1	5,000 SF
N-3	6,000 SF
PAD E	4,997 SF
O1	37,543 SF

Current Retailers

A-1	Unify Financial Credit Union	2,000 SF	G1-7	Music & Arts	3,000 SF
A-2	Kolache Heaven	1,320 SF	G2-3	Half Price Books	10,000 SF
A-3	Oudi	2,269 SF	H-10	Fruitealicious	1,400 SF
A-4	Dallas Designer Handbags	1,750 SF	H-11	Accent Dental	1,600 SF
A-5	UBREAKIFIX	1,190 SF	H-12	Norma's Cafe	3,884 SF
A-6	Sam's Cleaners	880 SF	H-13	Fleet Feet	5,040 SF
A-7	Milan Laser Hair Removal	1,200 SF	H-15	Raman Hakata Frisco	2,551 SF
A-8	America's Best Contacts & Eyeglasses	3,417 SF	H-2	New Balance	2,500 SF
B1-1	Dumping House	4,182 SF	H-2A	GameStop	1,104 SF
B1-1A	Yardbird	4,000 SF	H-3	Bath & Body Works	2,514 SF
B1-3	Sushi Zen Japanese Restaurant	2,000 SF	H-4	Bath & Body Works	1,713 SF
B1-4	Cotton Patch Cafe	4,500 SF	H-5	A+ Tailoring	1,244 SF
B1-5	AR Workshop	1,500 SF	H-6	Nails America	1,350 SF
B1-6	Warhammer	1,255 SF	H-7	Sport Clips	1,350 SF
B1-7	On The Spot Jewelry	2,292 SF	H-9	Anabell's Brazilian Wax	2,000 SF
B3-2	Rally House	4,000 SF	I-1	Men's Wearhouse	9,450 SF
C-1	Restore Hyper Wellness + Cryotherapy	2,650 SF	I-16B	Nordstrom Rack	33,239 SF
C-2	Salon Di Lusso	2,050 SF	I-H-13	Run On!	5,040 SF
C-3	Evolve Boutique Salon	1,000 SF	II-01	Boot Barn	29,309 SF
C-4	Owik Pak & Ship	1,450 SF	II-02	Alla's Alteration & Custom Tailor	800 SF
C-5	Salata Restaurant	2,650 SF	II-03	All Day Kitchens	1,800 SF
C-6	Embroid Me	1,353 SF	II-04	GolfTec	2,800 SF
C-6A	Unrefined Bakery	1,149 SF	II-05	Drones Plus Of Dallas	1,200 SF
C-7	Amish Showcase	6,755 SF	II-06	Jos. A. Bank	4,050 SF
D-1	Chipotle Mexican Grill	2,420 SF	II-07	Red Hot Chili Pepper	4,100 SF
D-2	LaserAway	2,520 SF	II-08	The Gyro Shop Inc	1,500 SF
D-3	Marble Slab Creamery	1,100 SF	II-8-9	Marc Samuels Jewelers	4,767 SF
D-4	Poke Works	1,500 SF	J-1	Rally House	8,990 SF
D-5	Chill'D	1,200 SF	K-1	Sonoma Skin Works	5,000 SF
D-6	Biscuit	3,000 SF	K-2	Gloria's Restaurant	6,000 SF
D-7	Mash'd	4,502 SF	L-2	Dollar Tree	9,120 SF
D-8	Ultimate Sports Nutrition	1,788 SF	N-2	Salon Boutique	7,730 SF
D-8A	Vapor Lab	1,200 SF	N-4	Sunstone Yoga	4,150 SF
D-9	Heena Salon	1,926 SF	N.A.P.	SuperTarget	0 SF
D9-A	Al's Formalwear	1,200 SF	N.A.P.1	Apartments	0 SF
E-1	Porto Peri Peri	2,960 SF	PAD A-1	AT&T	3,865 SF
E-2	Mary's Mountain Cookies	1,305 SF	PAD B-1	Panda Express	2,500 SF
E-3	Oreck	1,661 SF	PAD B-2	Starbucks	2,000 SF
E-4	Capelli Salon	1,500 SF	PAD C-1	Twin Peaks	6,620 SF
E-5	Hummus Republic	1,600 SF	PAD D	Kelly's Craft Tavern	7,246 SF
E-5A	The DripBar	1,200 SF	PAD F	Rodeo Goat	7,600 SF
E-6	Preston Ridge Dental	1,771 SF	O2	POpsheff	14,387 SF
E-7	Blaze Pizza	3,375 SF	O2A	Party City	10,495 SF
E-8	Flames	1,735 SF	O3	PetSmart	19,353 SF
E-9	Roll & Poke	1,725 SF	O4	DSW	25,000 SF
F-1	Piada Italian Street Food	3,000 SF	O5	Ross Dress For Less	30,187 SF
F-2	Corner Bakery Cafe	3,039 SF	O6	Ulta Beauty	10,800 SF
F-3	Chennai Cafe	8,300 SF	O7	Big Lots	37,500 SF
F-4	Castle Nails	5,637 SF	O8A	Old Navy	16,665 SF
F-5	Floyds Barber Shop	1,500 SF	O8B	Five Below	8,363 SF
F-6	Tropical Smoothie Cafe	1,200 SF	O9	Marshalls	30,000 SF
G1-1	Genghis Grill	4,000 SF	O10	Kirkland's	9,000 SF
G1-2	Testosterone Centers Of Texas	3,000 SF	O11	Maurices	5,314 SF
G1-3	Buffalo Wild Wings	6,200 SF	O11A	Torrid	2,750 SF
G1-4	5.11 Tactical	5,000 SF	O12	Carter's	5,000 SF
G1-5	Lands' End	6,000 SF	O13	2nd Street	6,466 SF
G1-6	Scrubs & Beyond	3,256 SF	O14	Staples	23,942 SF
G1-6A	Hand & Stone Massage & Facial Spa	3,287 SF	O15	Best Buy	46,078 SF
			O16	Macy's Backstage	28,995 SF
			O16A	J. Crew Mercantile	6,062 SF
			O18	T.J. Maxx	25,000 SF