

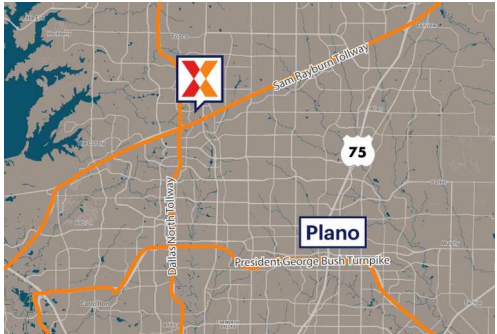


Dallas-Fort Worth-Arlington, TX

# PRESTON RIDGE

33.1039, -96.8102  
3333 Preston Road | Frisco, TX 75034

CENTER SIZE: 793,217 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	10,017	116,909	302,426
	5,098	46,616	112,773
	\$111,159	\$133,876	\$136,872

Regional power center anchored by Saks OFF 5TH, Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty, J.Crew & Old Navy, drawing 21,000 visits/day and over 1.8M annual visits

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

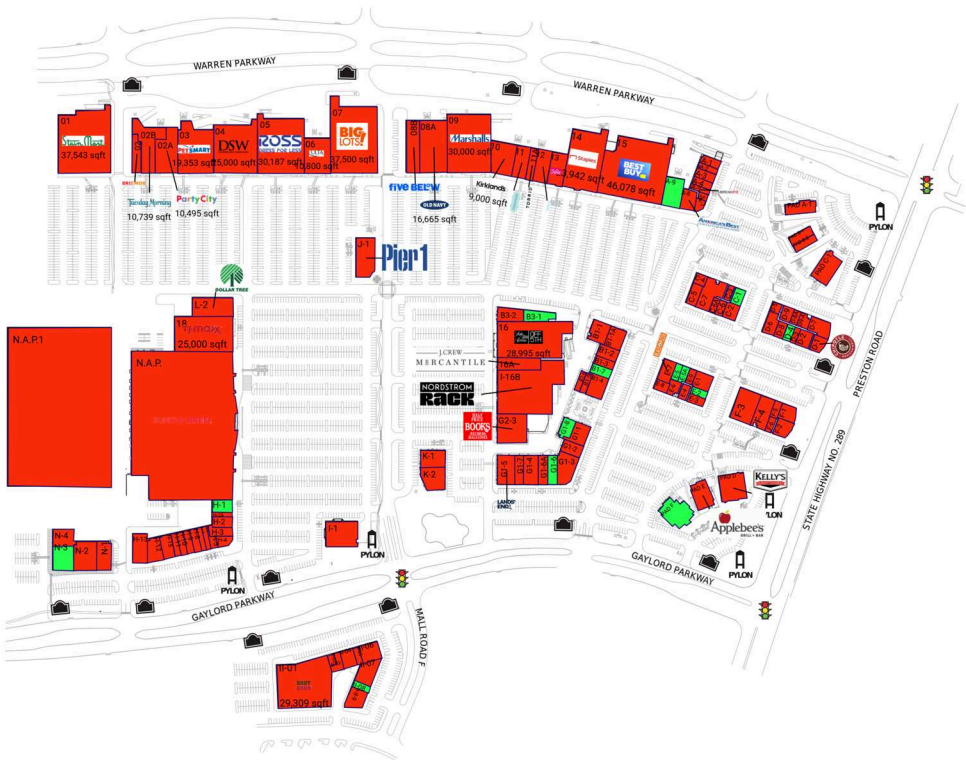
Frisco is one of the fastest growing cities in the country. The population has increased more than 250% since the 00' census

8,650 SF lots and 11,708 multi-family units are in the current development pipeline in Frisco

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1387 - 02.12.25

AVAILABLE SPACE

A-9	6,400 SF	E-2	1,305 SF
B1-7	2,292 SF	E-5	1,600 SF
B3-1	3,709 SF	E-5A	1,200 SF
C-1	2,650 SF	G1-6	3,256 SF
D-4	1,500 SF	G1-8	2,748 SF

CURRENT RETAILERS

A-1	Unify Financial Credit Union	2,000 SF
A-2	Kolache Heaven	1,320 SF
A-3	Chudi	2,269 SF
A-4	Dallas Designer Handbags	1,750 SF
A-5	uBREAK!FIX	1,190 SF
A-6	Sam's Cleaners	880 SF
A-7	Purple Kiwi	1,200 SF
A-8	America's Best Contacts & Eyeglasses	3,417 SF
B1-1	Dumpling House	4,182 SF
B1-1A	Aria Bridal & Formal Inc.	4,000 SF
B1-2	SampleHouse & CandleShop	3,000 SF
B1-3	Sushi Zen Japanese Restaurant	2,000 SF
B1-4	Cotton Patch Cafe	4,500 SF
B1-5	AR Workshop	1,500 SF
B1-6	Warhammer	1,255 SF
B3-2	Rally House	4,000 SF
C-2	Salon Di Lusso	2,050 SF
C-3	Sharkey's Cuts for Kids	1,000 SF
C-4	Quik Pak & Ship	1,450 SF
C-5	Salata Restaurant	2,650 SF
C-6	Embroid Me	1,353 SF
C-6A	Unrefined Bakery	1,149 SF
C-7	Amish Showcase	6,755 SF
D-1	Chipotle Mexican Grill	2,420 SF
D-2	LaserAway	2,520 SF
D-3	Marble Slab Creamery	1,100 SF
D-5	Zero Degrees	1,200 SF
D-6	Breakfast and Lunch Cafe	3,000 SF
D-7	Moshi'd	4,502 SF
D-8	Ultimate Sports Nutrition	1,788 SF
D-8A	Vapor Lab	1,200 SF
D-9	Heena Salon	1,926 SF
D9-A	Al's Formalwear	1,200 SF
E-1	Porto Peri Peri	2,960 SF
E-3	Oreck	1,661 SF
E-4	T-Mobile	1,500 SF
E-6	Preston Ridge Dental	1,771 SF
E-7	Blaze Pizzeria	3,375 SF
E-8	Flames	1,735 SF
E-9	Roll & Poke	1,725 SF
F-1	Piada Italian Street Food	3,000 SF
F-2	Corner Bakery Cafe	3,039 SF
F-3	Chennai Cafe	8,300 SF
F-4	Coslie Nails	5,537 SF
F-5	Floyds Barber Shop	1,500 SF
F-6	Tropical Smoothie Cafe	1,200 SF
G1-1	Genghis Grill	4,000 SF
G1-2	Testosterone Centers of Texas	3,000 SF
G1-3	Buffalo Wild Wings	6,200 SF
G1-4	5.11 Tactical	5,000 SF
G1-5	Lands' End	6,000 SF
G1-6A	Hand & Stone Massage & Facial Spa	3,287 SF
G1-7	Music & Arts	3,000 SF
G2-3	Half Price Books	10,000 SF
H-10	Fruitealicious	1,400 SF
H-11	Accent Dental	1,600 SF
H-12	Norma's Cafe	3,884 SF
H-13	Run On!	5,040 SF
H-15	Roman Hakata Frisco	2,551 SF
H-2	New Balance	2,500 SF
H2A	GameStop	1,104 SF
H-3	Bath & Body Works	2,514 SF
H-4	GiGi's Cupcakes	1,713 SF
H-5	A+ Tailoring	1,244 SF
H-6	Nails America	1,350 SF
H-7	Sport Clips	1,350 SF