



# PRESTON HIGHLANDS VILLAGE

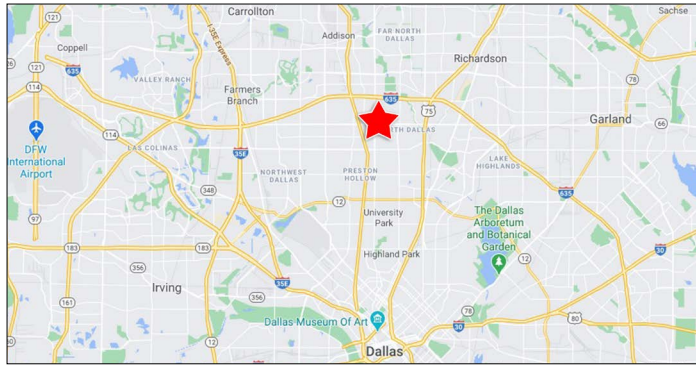
**2,174 SF SUITE IN OUTPARCEL BUILDING FOR LEASE!**

18484 Preston Road | Dallas, Texas 75252



## HIGHLIGHTS:

- Retail shopping center located in affluent North Dallas area.
- Frontage on Preston Road, the major north-south thoroughfare between the Dallas North Tollway and N. Central Expressway that runs from downtown Dallas to Prosper.
- Close proximity to George Bush Turnpike.
- Area has strong demographics that exceed the national average.
- Call for lease rates.



## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Population	14,803	137,240	383,100
Daytime Population	19,285	165,315	472,910
Average HH Income	\$144,817	\$133,425	\$125,769

## AREA RETAILERS:



## TRAFFIC COUNTS:

Preston: 50,230 VPD | Frankford: 29,760 VPD (Kalibrate 2023)

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## 2,174 SF SUITE IN OUTPARCEL BUILDING FOR LEASE!



STE.	TENANT	SF
101	Adamo's Pizza	1,995
102	Mr. Parcel of Dallas	1,570
103	North Dallas Crossfit	3,313
108	Artistic Innovations	1,200
110	Elements Salon	1,820
112	My Secret Closet	2,190
114	Town Tailor	771
118	Lalo's Fine Mexican Cuisine	3,476
119	Giovanni's Restaurant	3,944
201	Move Studio	4,200
202	The Wellness Hive	1,286
206	Persona Custom Clothiers	625
208	Stonewood Investments	3,822
212	Family Dentistry	1,230
214	Yure Beauty Studio	1,490
300	Campbell Pharmacy	4,342
<b>300-A</b>	<b>AVAILABLE</b>	<b>2,174</b>

