



# H O L I N E R

# F O R L E A S E

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11811 - 11825 PRESTON RD  
DALLAS, TX 75230

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4,414 SF

A PROJECT OF



**CONCORD CAPITAL**

PARTNERS

# OVERVIEW

- Lower-Level Medical Office / Wellness / Retail Opportunity
- Size: 4,414 SF
- 2nd generation medical space with high-quality existing finish-out
- Strong traffic counts at Preston Rd and Forest Ln
- ADA-compliant and elevator-served for easy access
- Lease Type: NNN
- Lease Rate: Contact for Pricing



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,988	115,031	404,863
Daytime Population	17,397	206,359	571,002
Average HH Income	\$234,645	\$150,474	\$134,364
Median Home Value	\$808,975	\$682,272	\$549,063

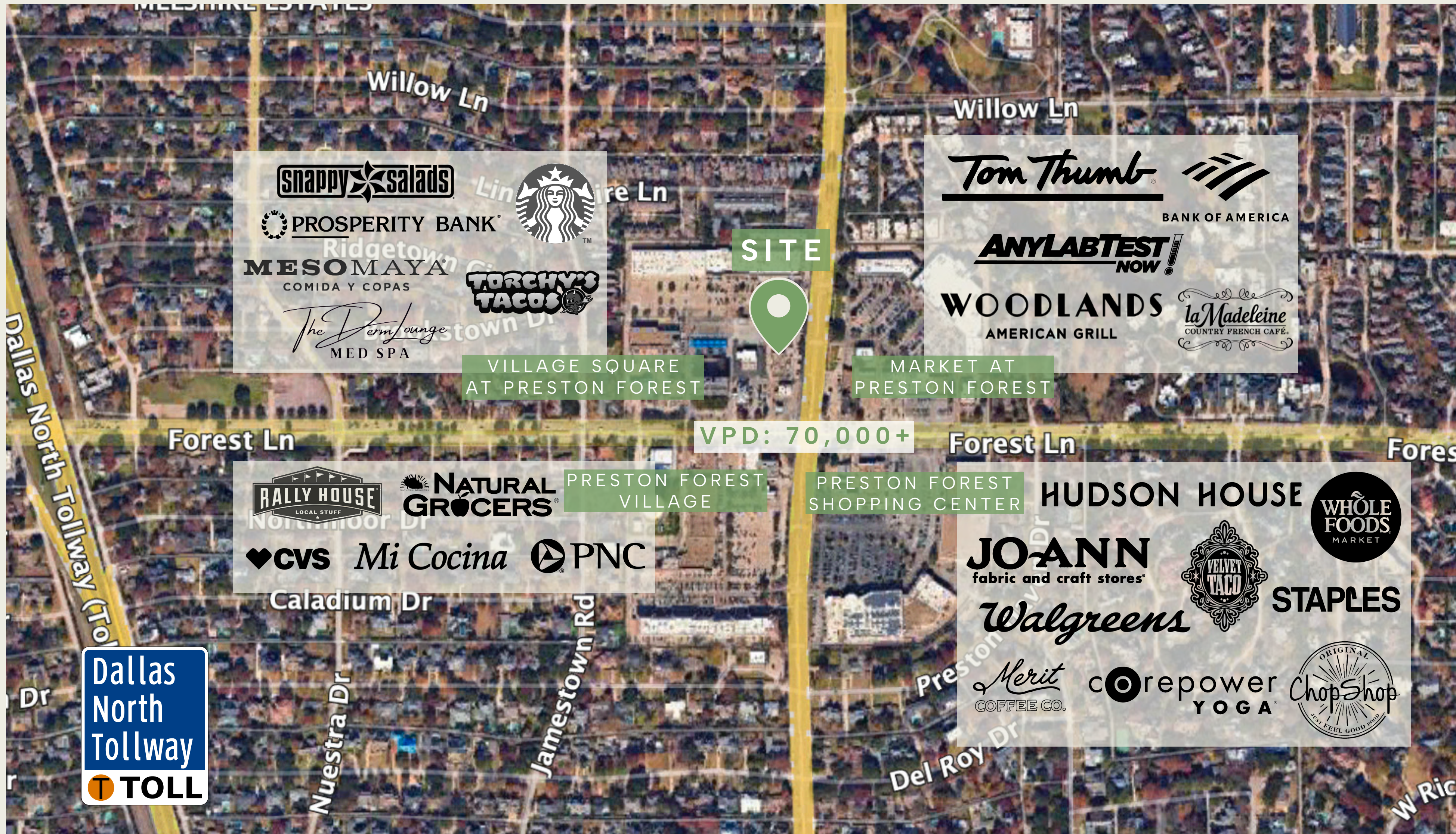
Source: Esri, 2024

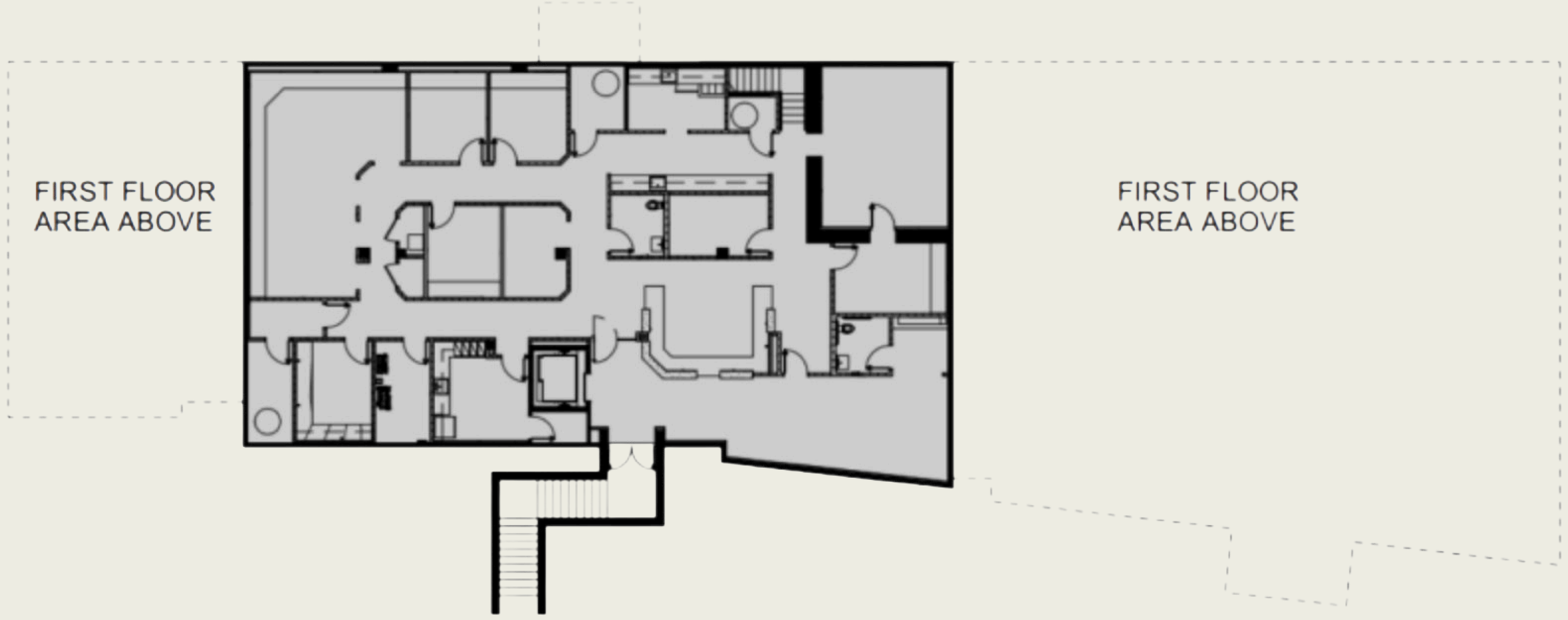
## LOCATION

- Surrounded by best-in-class co-tenants: Whole Foods, Tom Thumb, Walgreens, CVS, Ulta, Hudson House, Mi Cocina, Natural Grocers, PNC, Fleet Feet, CityVet & more
- Average household income exceeding \$234,000 within 1 mile - top decile nationally
- Over 32% of households within the ZIP earn \$200,000+ annually
- Median age of 45.1 years — ideal patient and customer demographic for medical, aesthetics, and specialty services
- Virtually zero new comparable supply in the immediate North Dallas infill market
- Traffic counts exceeding 70,000 vehicles per day at Preston Rd and Forest Ln

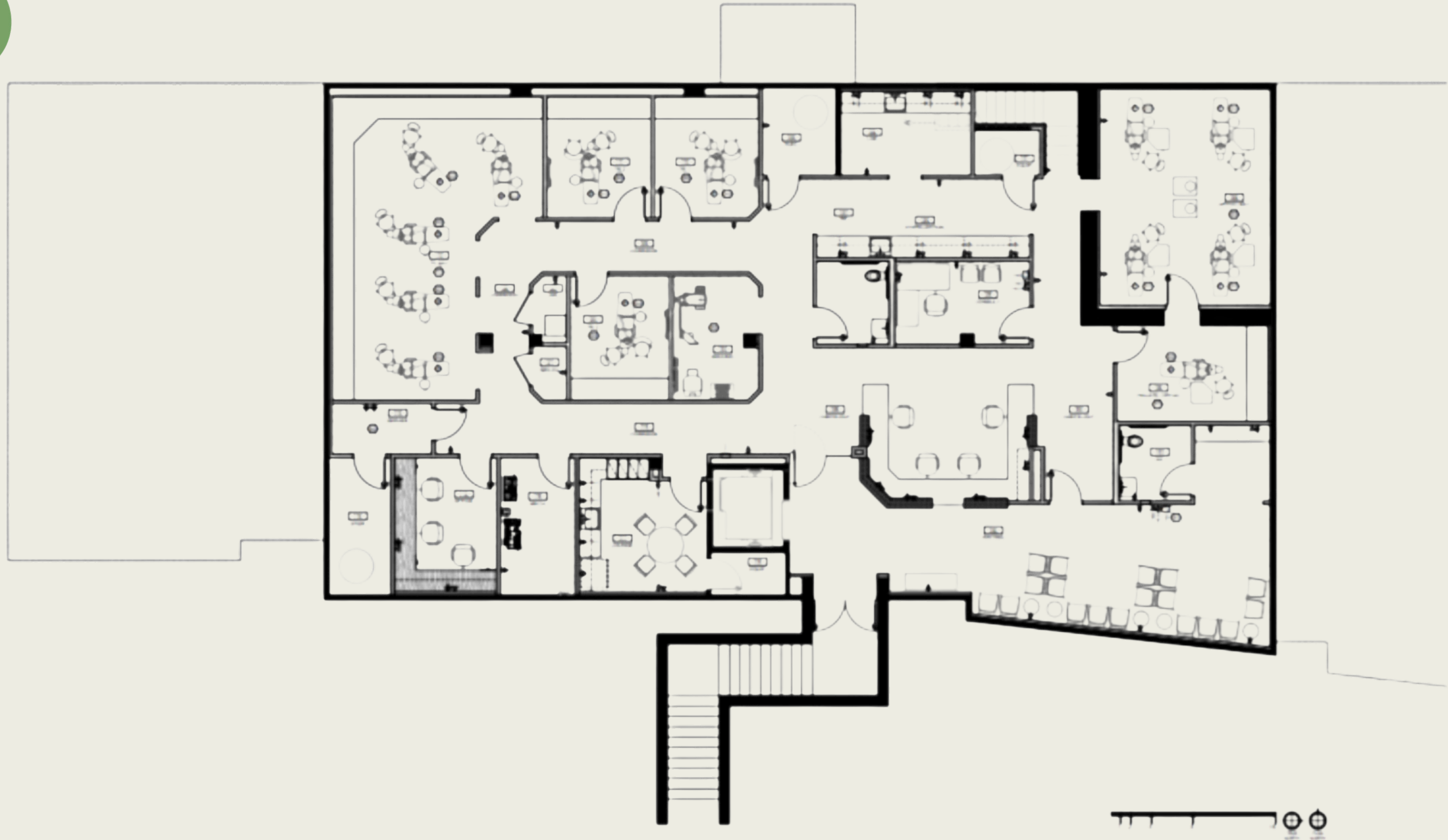
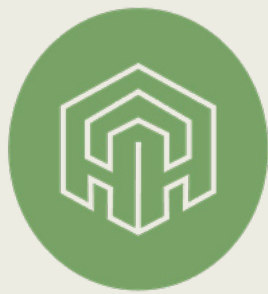


# MAP





EXISTING FLOOR PLAN



# FURNITURE / SPACE PLAN

# H O L I N E R



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