

# PRESTON CENTER

6162 SHERRY LANE, DALLAS, TX 75225

12

W NORTHWEST HWY

12

DALLAS NORTH TOLLWAY

DOUGLAS AVE

SHERRY LANE

PRESTON ROAD



±3,751 SF SUBLEASE | DALLAS, TX

FOUNDRY  
COMMERCIAL

# THE OFFERING



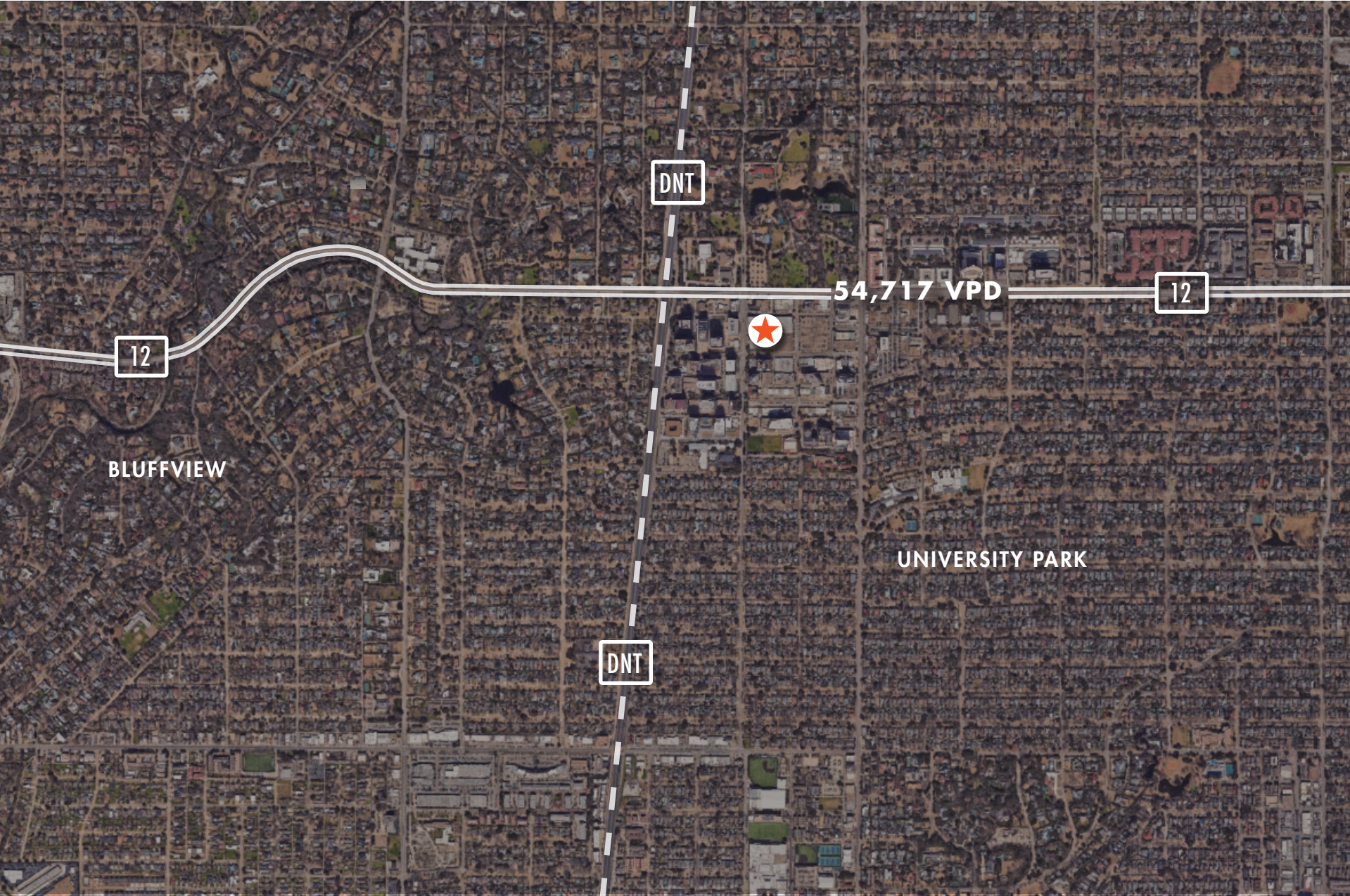
## LAND OVERVIEW

Foundry Commercial presents a rare sublease opportunity at 6162 Sherry Lane, offering  $\pm 3,751$  SF in the highly coveted Preston Center submarket of Dallas, TX. Available from January 1, 2026 through September 30, 2026, this below-market space provides exceptional flexibility for retail, office, or medical office users. The property includes 5 dedicated parking spaces with the remainder being a “pool” shared with other tenants. It also offers outstanding visibility and accessibility within one of Dallas’ most prestigious commercial districts. Currently occupied by a printing service company, the space is ideal for a wide range of professional and service-oriented users seeking a prime, short-term opportunity in a vibrant, amenity-rich environment.

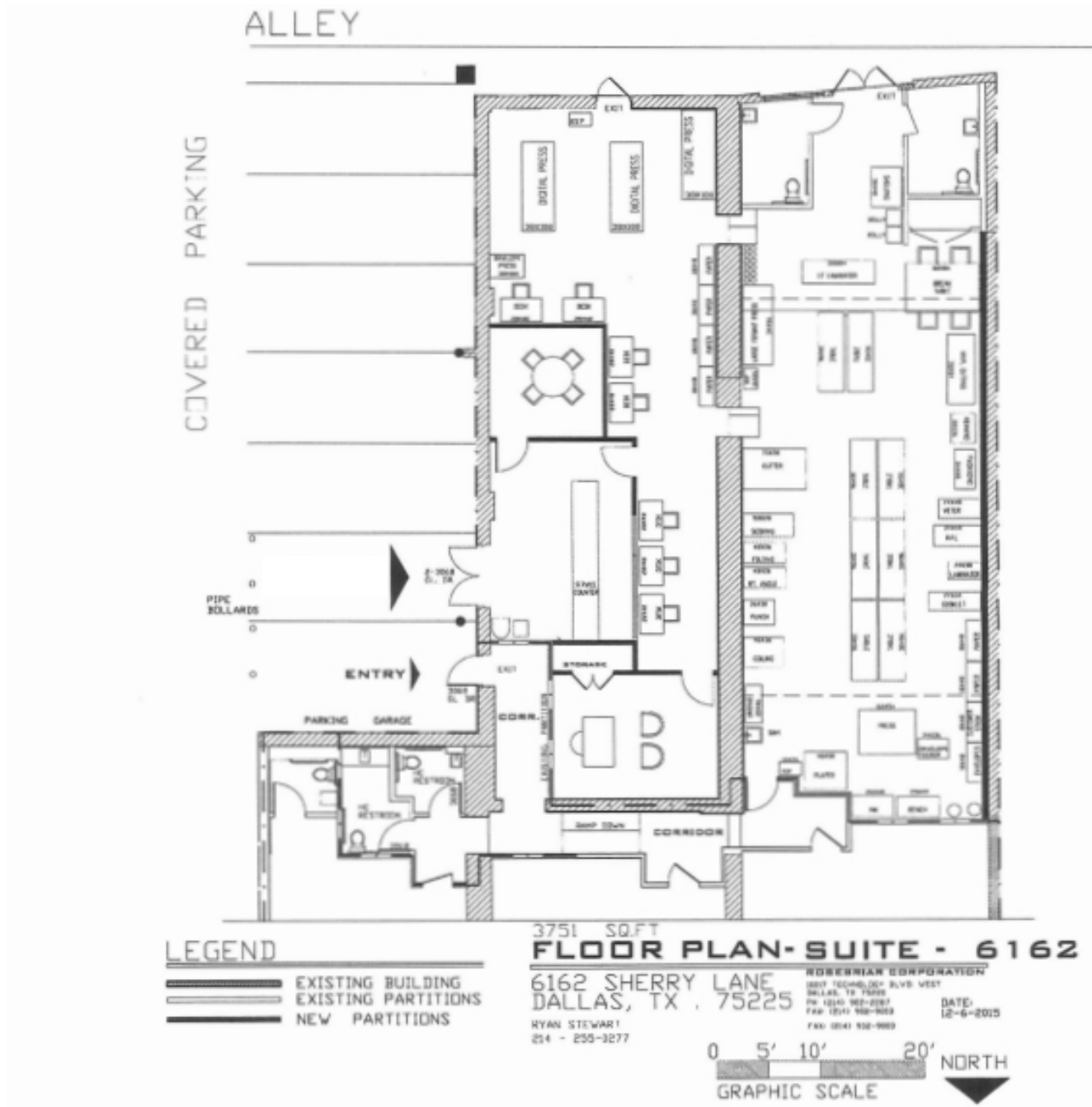
## PROPERTY DETAILS

<b>LOCATION</b>	6162 Sherry Lane, Dallas TX 75225 (Preston Rd & Sherry Ln)
<b>SF AVAILABLE</b>	3,751 SF
<b>RENT &amp; NNN</b>	Base Rent: \$21.50/SF NNN: \$14.19/SF
<b>PARKING</b>	Covered Parking & Parking Garage
<b>POTENTIAL USES</b>	Retail, Office, Medical Office
<b>AVAILABILITY</b>	For Lease: Available 1/1/2026 through 9/30/2026

# TRAFFIC COUNT



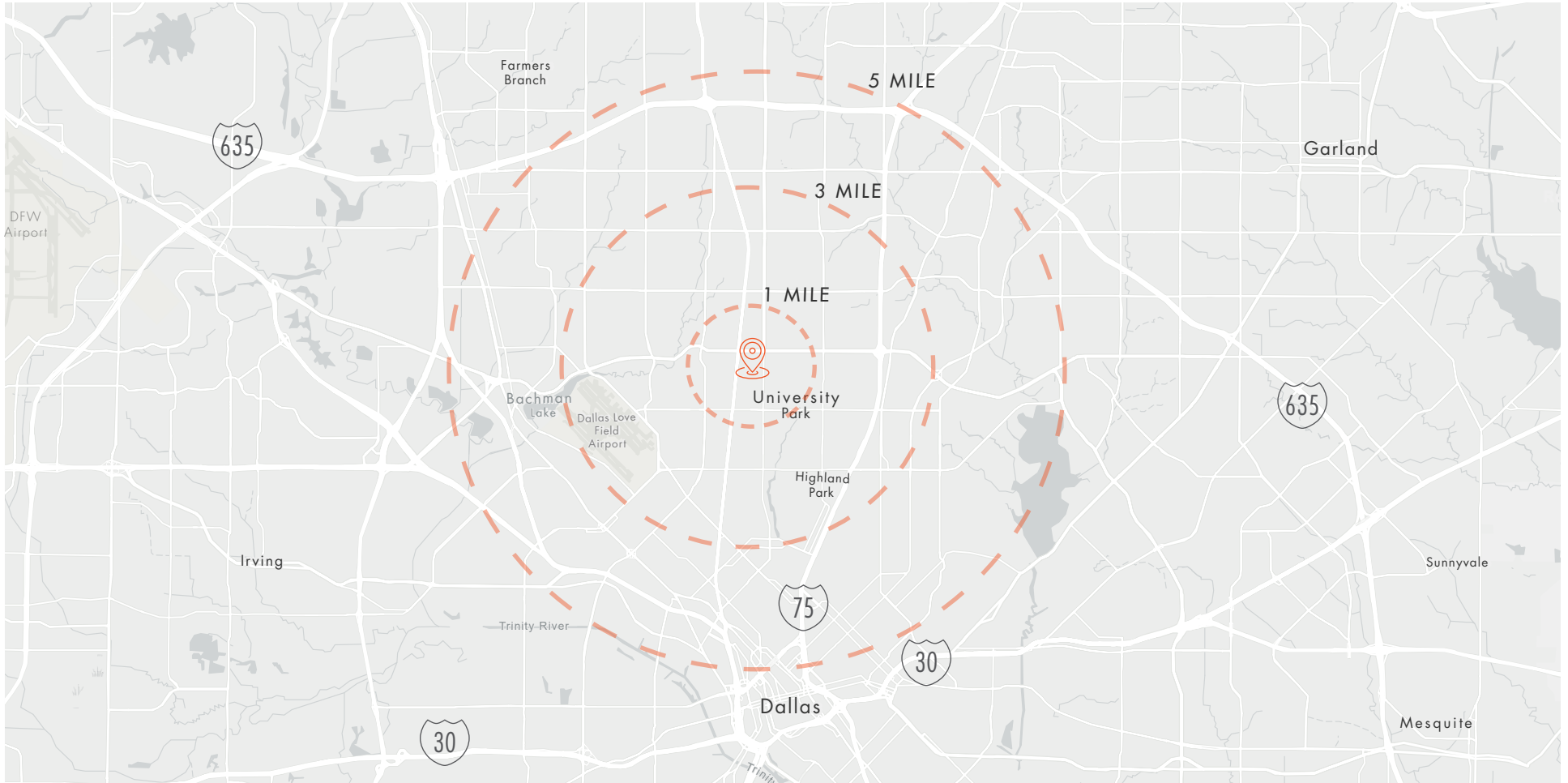
# SITE PLAN



# BUILDING PHOTOS



# DEMOGRAPHICS



## 2025 POPULATION

1 Mile: 14,554

3 Miles: 144,428

5 Miles: 427,090



## 2025 AVERAGE HH INCOME

1 Mile: \$376,454

3 Miles: \$231,771

5 Miles: \$178,582



## 2025 MEDIAN HH INCOME



1 Mile: \$210,671

3 Miles: \$134,291

5 Miles: \$113,428



## MAP KEY

-  Highway
-  Mile Radius

6162 SHERRY LN  
DALLAS, TX

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