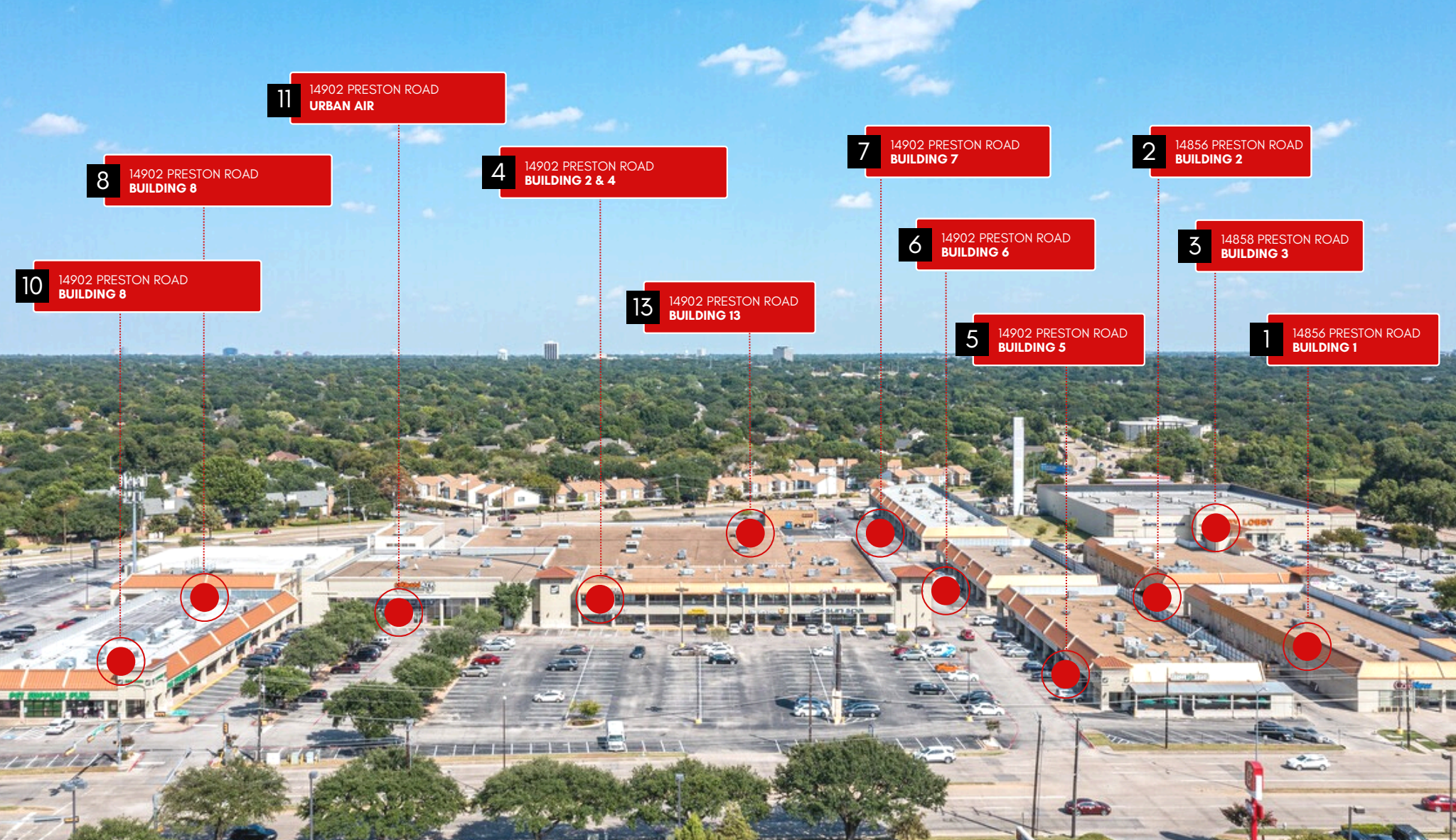




**PRIME RETAIL SPACE FOR LEASE**

# MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



HENRY S. MILLER

## RETAIL SPACE FOR LEASE

# MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



## PRIME RETAIL SPACE FOR LEASE

# MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



14856 PRESTON ROAD  
BUILDING 1

1



14856 PRESTON ROAD  
BUILDING 2 | TRADER JOE'S

2



14858 PRESTON ROAD  
BUILDING 3 | HOBBY LOBBY

3



BUILDING SQUARE FEET  
14,140 SF



YEAR BUILT  
2001



BUILDING SQUARE FEET  
11,430 SF



YEAR BUILT  
2001



BUILDING SQUARE FEET  
57,529 SF



YEAR BUILT  
2001



HENRY S. MILLER

RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



14902 PRESTON ROAD  
BUILDING 2 & 4

4



BUILDING  
134,797 SF



YEAR RENOVATED  
1994



14902 PRESTON ROAD  
BUILDING 5

5



BUILDING  
14,498



YEAR BUILT  
1977



14902 PRESTON ROAD  
BUILDING 6

6



BUILDING  
10,068 SF



YEAR BUILT  
1977



14902 PRESTON ROAD  
BUILDING 7

7



BUILDING  
21,607 SF



YEAR BUILT  
1977



14902 PRESTON ROAD  
BUILDING 8

8



BUILDING  
13,730 SF



YEAR BUILT  
1977



15030 PRESTON ROAD  
BUILDING 9

9



BUILDING  
14,140 SF



YEAR BUILT  
2001



14902 PRESTON ROAD  
BUILDING 10

10



BUILDING  
16,689 SF



YEAR BUILT  
1977



14902 PRESTON ROAD  
BUILDING 13

13



BUILDING  
3,000 SF



YEAR BUILT  
1977



HENRY S. MILLER

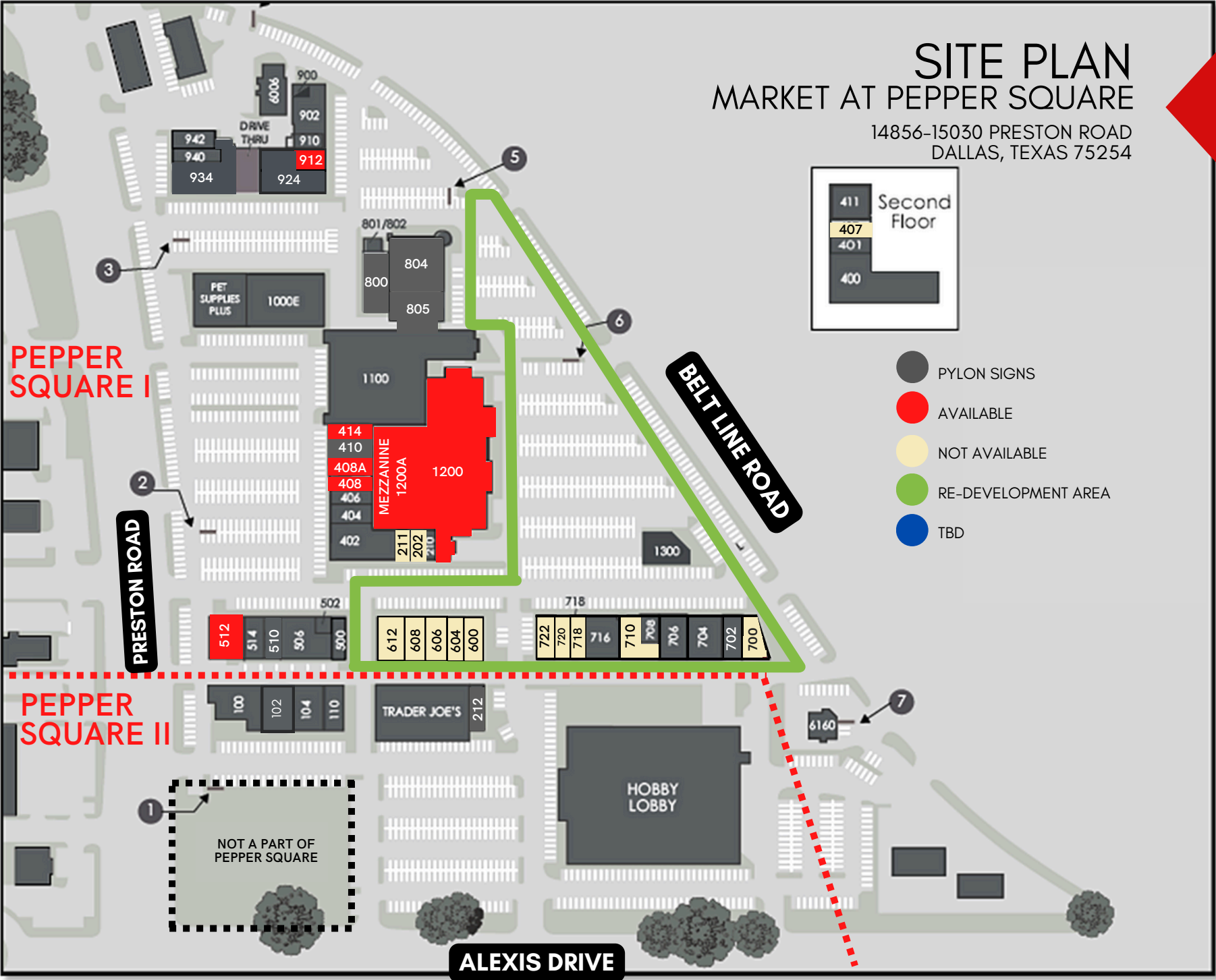
## RETAIL SPACE FOR LEASE

# MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254

# SITE PLAN MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



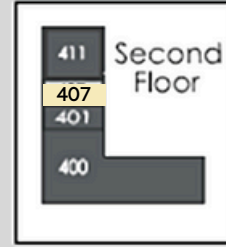
PEPPER SQUARE I

PEPPER SQUARE II

PRESTON ROAD

ALEXIS DRIVE

BELT LINE ROAD



- PYLON SIGNS
- AVAILABLE
- NOT AVAILABLE
- RE-DEVELOPMENT AREA
- TBD

NOT A PART OF PEPPER SQUARE

HOBBY LOBBY

TRADER JOE'S

PET SUPPLIES PLUS

DRIVE THRU














# AVAILABLE SPACES

## MARKET AT PEPPER SQUARE

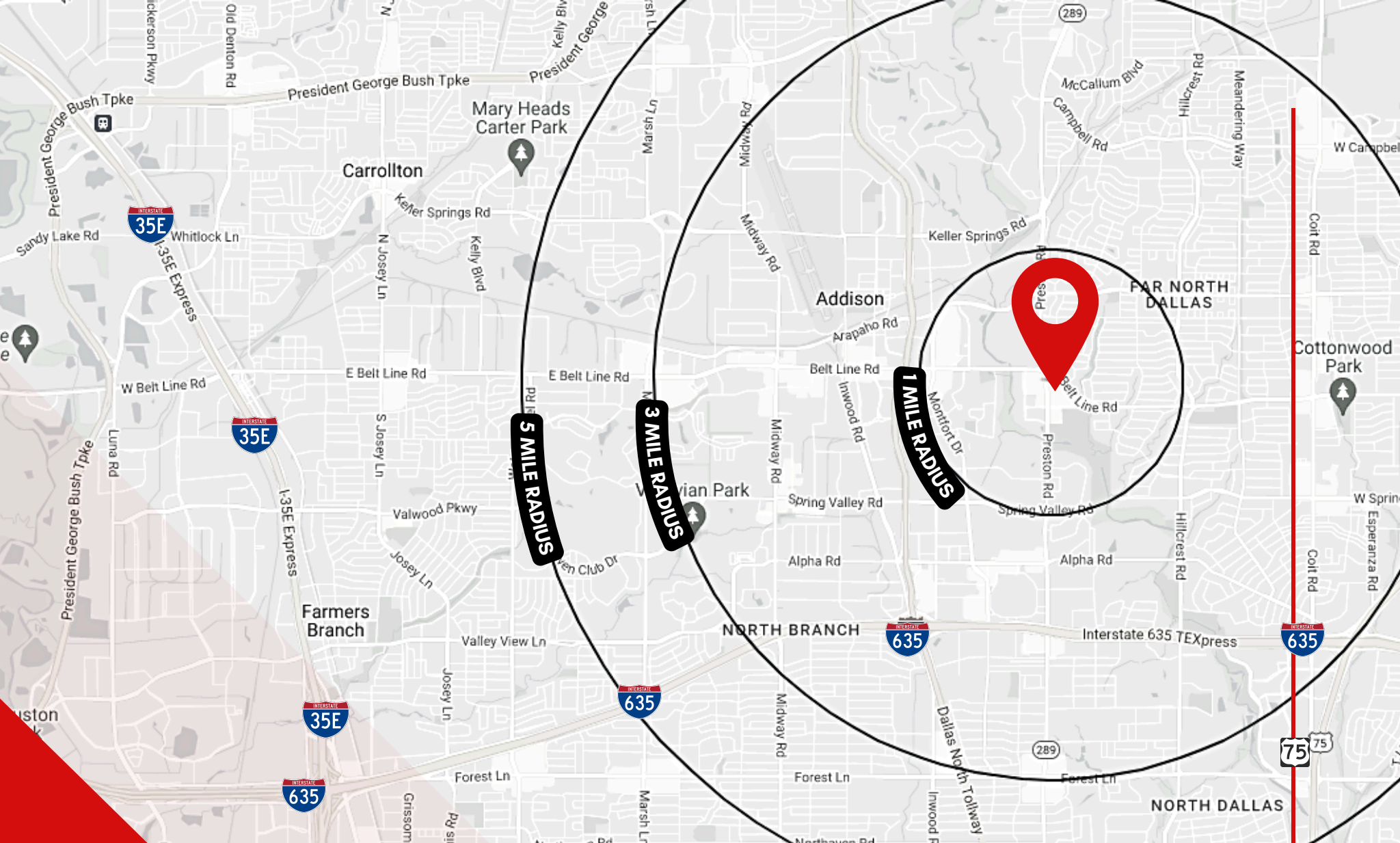
14856-15030 PRESTON ROAD, DALLAS, TEXAS 75254

SUITE	TENANT	SQUARE FEET
1000A-D	PET SUPPLIES PLUS	6,045 SF
1000E	JM SWIM SCHOOL	8,974 SF
1100	URBAN AIR TRAMPOLINE PARK	25,000 SF
<b>1200</b>	<b>AVAILABLE - SHORT TERM</b>	<b>37,130 SF</b>
<b>1200A</b>	<b>AVAILABLE - SHORT TERM</b>	<b>6,451 SF</b>
1300	LA NUEVA DE PURISIMA	3,000 SF
202	NOT AVAILABLE	557 SF
210	AGILITI SURGICAL EQUIP REPAIR	726 SF
211	NOT AVAILABLE	961 SF
400	STUDIO 22	6,181 SF
401	AFFORDABLE DENTIST	1,368 SF
402	GLO SUN SPA	4,833 SF
404	THE UPS STORE	1,500 SF
406	TOSCANA REMODELING	1,060 SF
407	NOT AVAILABLE	1,150 SF
<b>408</b>	<b>AVAILABLE</b>	<b>918 SF</b>
<b>408A</b>	<b>AVAILABLE</b>	<b>1,695 SF</b>
411	I-CODE	3,500 SF
410	RESULTS PT	2,200 SF
<b>414</b>	<b>AVAILABLE</b>	<b>1,385 SF</b>
500	YONUTZ!	1,274 SF
502	WATCH DOC	578 SF
506	SALON DE BEAUTE	4,338 SF
510	SHAPE UP	1,268 SF
<b>512</b>	<b>AVAILABLE</b>	<b>2,700 SF</b>
514	I LOVE PHO	2,340 SF
600	NOT AVAILABLE	1,764 SF
604	NOT AVAILABLE	2,016 SF
606	NOT AVAILABLE	1,764 SF

SUITE	TENANT	SQUARE FEET
608	NOT AVAILABLE	1,500 SF
612	NOT AVAILABLE	3,024 SF
700	NOT AVAILABLE	2,649 SF
702	ARTEX INTERIORS	2,351 SF
704	ARTEX INTERIORS	3,110 SF
706	OKEY PERUVIAN RESTAURANT	3,500 SF
708	EXTRA LOCKSMITH	684 SF
710	NOT AVAILABLE	2,718 SF
716	TNT SPORTS PAGE	2,973 SF
718	NOT AVAILABLE	933 SF
720	NOT AVAILABLE	1,197 SF
722	NOT AVAILABLE	1,512 SF
800	NOT AVAILABLE	3,600 SF
801	AT & T WIRELESS	500 SF
802	NOT AVAILABLE	0
803	NOT AVAILABLE	0
804	NOT AVAILABLE (SHELL)	6,430 SF
805	NOT AVAILABLE	3,200 SF
900	AKARD SHOE REPAIR	270 SF
902	PEPPER SQUARE CLEANERS	3,038 SF
910	ALL SEASONS MASTER TAILOR	894 SF
<b>912</b>	<b>AVAILABLE</b>	<b>895 SF</b>
924	BELTLINE HIDEAWAY SPORTS BAR	5,849 SF
934	FROST BANK	4,725 SF
940	SUPERCUTS	1,140 SF
942	METRO PCS	1,625 SF
6006	TAKISM, LLC	2,000 SF
6160	RICE EXPRESS	1,406

	<b>HOBBY LOBBY</b>
	<b>PET SUPPLIES PLUS</b> Minus the hassle.
	
	
	
	<b>SUPERCUTS</b>
	
	

● RE-DEVELOPMENT AREA    ● NOT AVAILABLE    ● AVAILABLE



HENRY S. MILLER

## RETAIL SPACE FOR LEASE

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14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254





# AREA DEMOGRAPHICS

**FOR LEASE**

## MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254



### 2024 ESTIMATED POPULATION

1 MILE	22,851
3 MILES	145,170
5 MILES	384,391



### 2024 ESTIMATED HOUSEHOLDS

1 MILE	11,521
3 MILES	67,171
5 MILES	173,869



### 2024 ESTIMATED AVG HH INCOME

1 MILE	\$97,558
3 MILES	\$134,607
5 MILES	\$134,875



### 2024 ESTIMATED TOTAL BUSINESSES

1 MILE	1,389
3 MILES	20,518
5 MILES	35,988



# TRAFFIC COUNTS

## MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD  
DALLAS, TEXAS 75254

**BELT LINE ROAD**

 20,250

 4,417

**ALEXIS DRIVE**

 37,680

**BELT LINE ROAD**

**PRESTON ROAD**

 20,250

 23,656

T.J. Maxx  
TOSTITOS  
WENDY'S  
McDonald's

PNC  
Crumbl cookies

Chick-fil-A  
EINSTEIN BROS. BAGELS

Tom Thumb



**HENRY S. MILLER BROKERAGE, LLC**

5151 BELT LINE ROAD, SUITE 900  
DALLAS, TEXAS 75254

[henrysmiller.com](http://henrysmiller.com)

 **FOR LEASE**  
RESTAURANT SPACE AVAILABLE  
(972) 419-4111

**FRANK BULLOCK**  
EXECUTIVE VICE PRESIDENT

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# INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

---

Henry S. Miller Brokerage, LLC

591891

sdonosky@henrysmiller.com

972-419-4000

LICENSED BROKER/ BROKER FIRM NAME OR  
PRIMARY ASSUMED BUSINESS NAME

LICENSE NO.

EMAIL

PHONE

---

David Stephen Donosky

591891

sdonosky@henrysmiller.com

972-419-4000

DESIGNATED BROKER OF FIRM

LICENSE NO.

EMAIL

PHONE

---

Frank Bullock

287563

frankbullock@henrysmilley.com

972-419-4000

LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE

LICENSE NO.

EMAIL

PHONE

---

SALES AGENT/ ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

---

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE