



FAMILY-ORIENTED TENANT MIX

The Corner at Preston Center is positioned in the highly coveted Preston Center trade area where the Park Cities and Preston Hollow converge. Located just off the Dallas North Tollway at the intersection of Preston Road and Northwest Highway, this shopping boasts some of the strongest demographics in the country all while providing easy access and a diverse mix of both national and local tenants. Join a high-profile tenant mix including:

- Target
- CVS Pharmacy
- Go Fish Poke
- York
- Verizon
- Roti
- Jimmy John's
- Office Depot
- Flyin' Fish
- Pei Wei
- Jamba Juice
- Starbucks
- Einstein's Bagel Bros.
- Hopdoddy
- Carlo's Bakery

PROPERTY OVERVIEW

Rental Rates: Negotiable
Available Retail Space: 2,135 SF
NNN's: \$11.40 PSF

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------------|-----------|-----------|----------|
| Population: | 12,806 | 156,988 | 435,945 |
| Daytime Population: | 25,909 | 167,637 | 404,025 |
| Average HH Income: | \$205,942 | \$132,464 | \$94,272 |

TENANT ROSTER

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|-----------------------|-------|------------|------------------|--------------|-------|----------------------|--------|
| 100 | Hopdoddy Burger Bar | 4,039 | 130 | Urban Caphe | 1,802 | 160 | The Gem | 1,434 |
| 110 | Go Fish Poké Bar | 2,563 | 140 | AVAILABLE | 2,135 | 170 | Preston Center Dance | 7,460 |
| 120 | Cowboy Up Men's Salon | 1,295 | 150 | J Grace Salon | 1,399 | 180 | Larry North Fitness | 15,334 |

SITE PLAN

- AVAILABLE RETAIL
- LEASED

