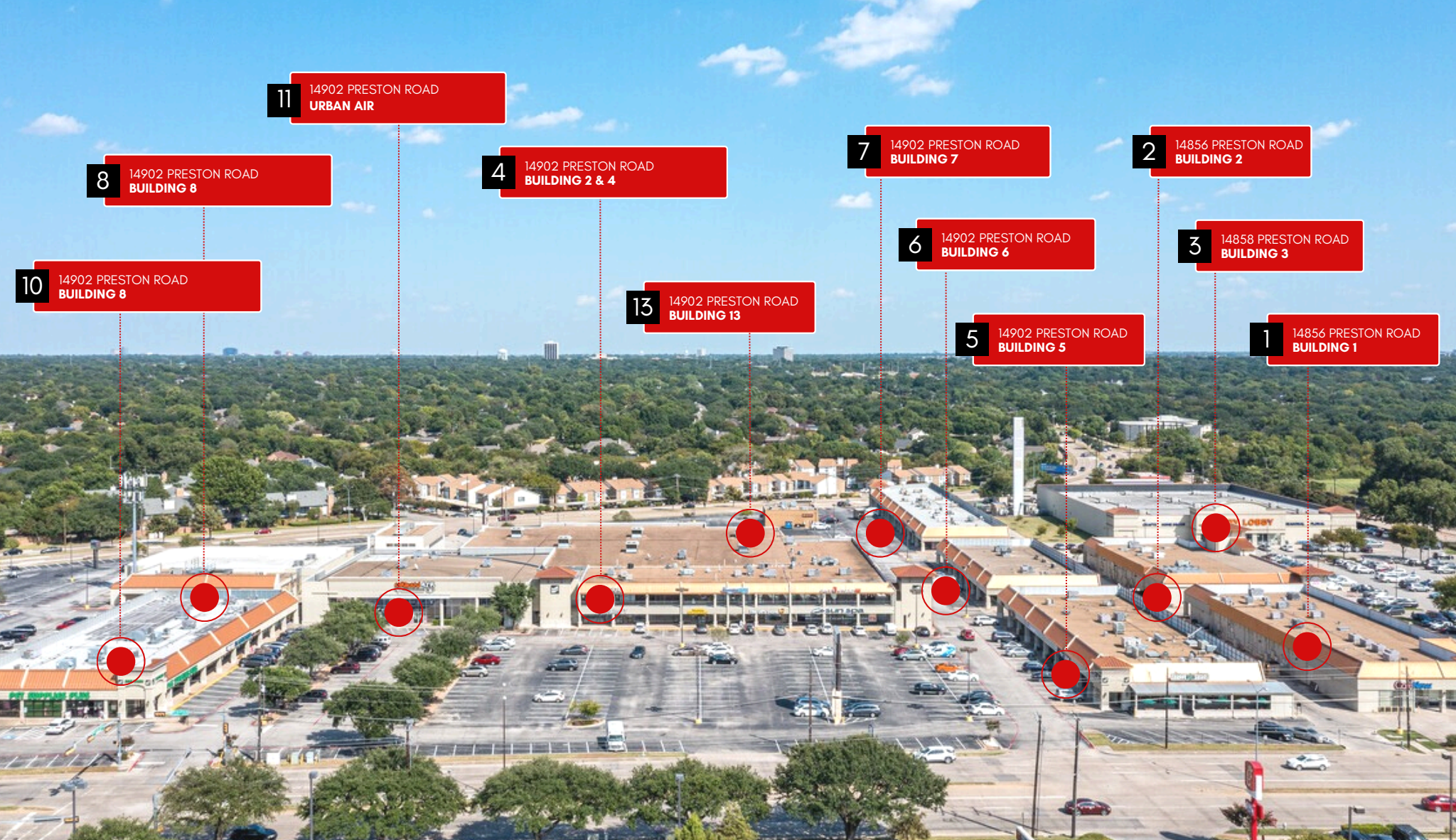




PRIME RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



11 14902 PRESTON ROAD
URBAN AIR

8 14902 PRESTON ROAD
BUILDING 8

4 14902 PRESTON ROAD
BUILDING 2 & 4

7 14902 PRESTON ROAD
BUILDING 7

2 14856 PRESTON ROAD
BUILDING 2

10 14902 PRESTON ROAD
BUILDING 8

6 14902 PRESTON ROAD
BUILDING 6

3 14858 PRESTON ROAD
BUILDING 3

13 14902 PRESTON ROAD
BUILDING 13

5 14902 PRESTON ROAD
BUILDING 5

1 14856 PRESTON ROAD
BUILDING 1



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 JOES

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



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

PEPPER SQUARE I

PEPPER SQUARE II



ALEXIS DRIVE














AVAILABLE SPACES

MARKET AT PEPPER SQUARE

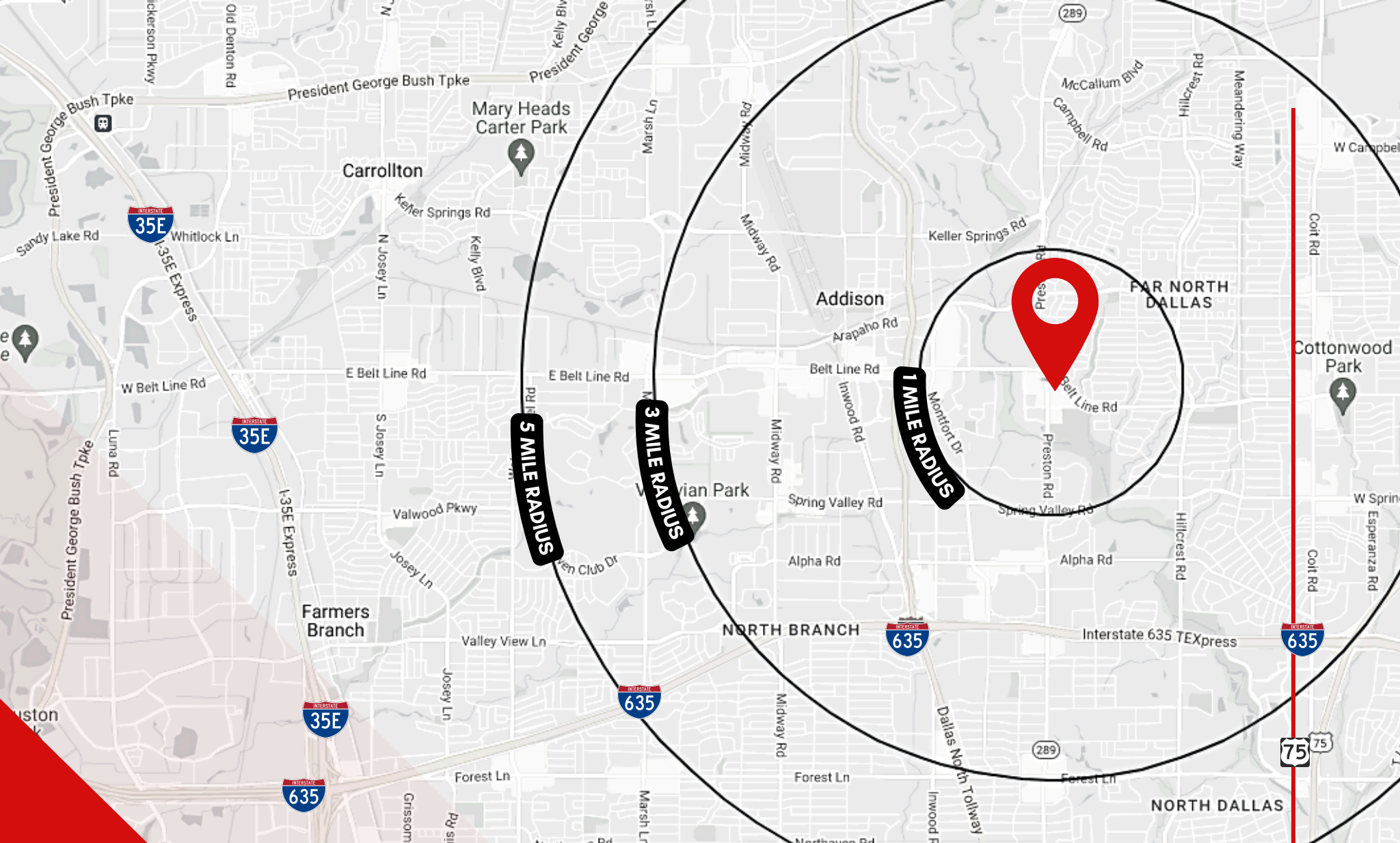
14856-15030 PRESTON ROAD, DALLAS, TEXAS 75254

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
1200	AVAILABLE - SHORT TERM	37,130 SF
1200A	AVAILABLE - SHORT TERM	6,451 SF
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
408	AVAILABLE	918 SF
408A	AVAILABLE	1,695 SF
411	I-CODE	3,500 SF
410	RESULTS PT	2,200 SF
414	AVAILABLE	1,385 SF
500	YONUTZ!	1,274 SF
502	WATCH DOC	578 SF
506	SALON DE BEAUTE	4,338 SF
510	SHAPE UP	1,268 SF
512	AVAILABLE	2,700 SF
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	NOT AVAILABLE	2,351 SF
704	NOT AVAILABLE	3,110 SF
706	NOT AVAILABLE	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	AVAILABLE	3,600 SF
801	AT & T WIRELESS	500 SF
802	AVAILABLE	0
803	AVAILABLE	0
804	AVAILABLE (SHELL)	6,430 SF
805	AVAILABLE	3,200 SF
900	AKARD SHOE REPAIR	270 SF
902	PEPPER SQUARE CLEANERS	3,038 SF
910	ALL SEASONS MASTER TAILOR	894 SF
912	AVAILABLE	895 SF
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

	HOBBY LOBBY
	PET SUPPLIES PLUS Minus the hassle.
	
	
	
	SUPERCUTS
	
	

● RE-DEVELOPMENT AREA
 ● NOT AVAILABLE
 ● AVAILABLE



HENRY S. MILLER

RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

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
SERVED HOT & COLD

WENDY'S
DAWGS HOT & CREAMY

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

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

FRANK BULLOCK
EXECUTIVE VICE PRESIDENT

(972) 419-4019 Direct
(214) 906-6472 Mobile
frankbullock@henrysmiller.com

MICHAEL TOPPEL
ASSOCIATE

(972) 386 - 1484 Direct
(512) 987 - 9733 Mobile
mtoppele@henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.