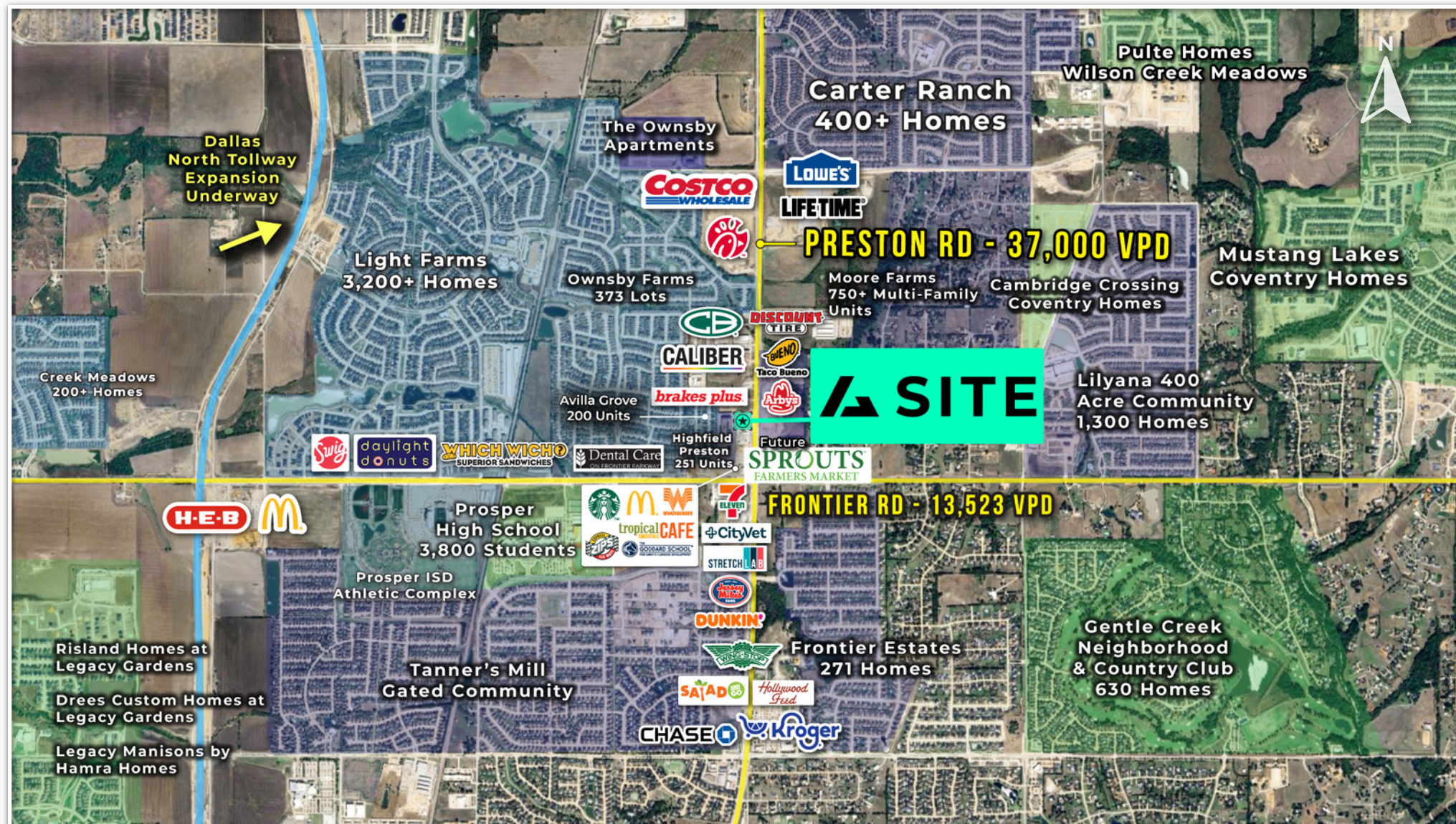


Macro Aerial

Preston & Frontier Rd | Celina, TX 75009



Summary

- Lease Rate: Call for Pricing
- Building Size: 8,034 SF
- Available For Lease: $\pm 3,000$ SF
- Co-Tenants: Dumont Cafe, Hydralife

Property Overview

- Prime positioned retail center on Preston Rd (37,000 VPD)
- Red hot suburb showing double-digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing area by CoStar in June 24

Demographics

2025 Population

8,397	32,120	95,753
1 Mile	3 Mile	5 Mile

2029 Projected Growth ('25-'29)

13.20%	7.60%	6.60%
1 Mile	3 Mile	5 Mile

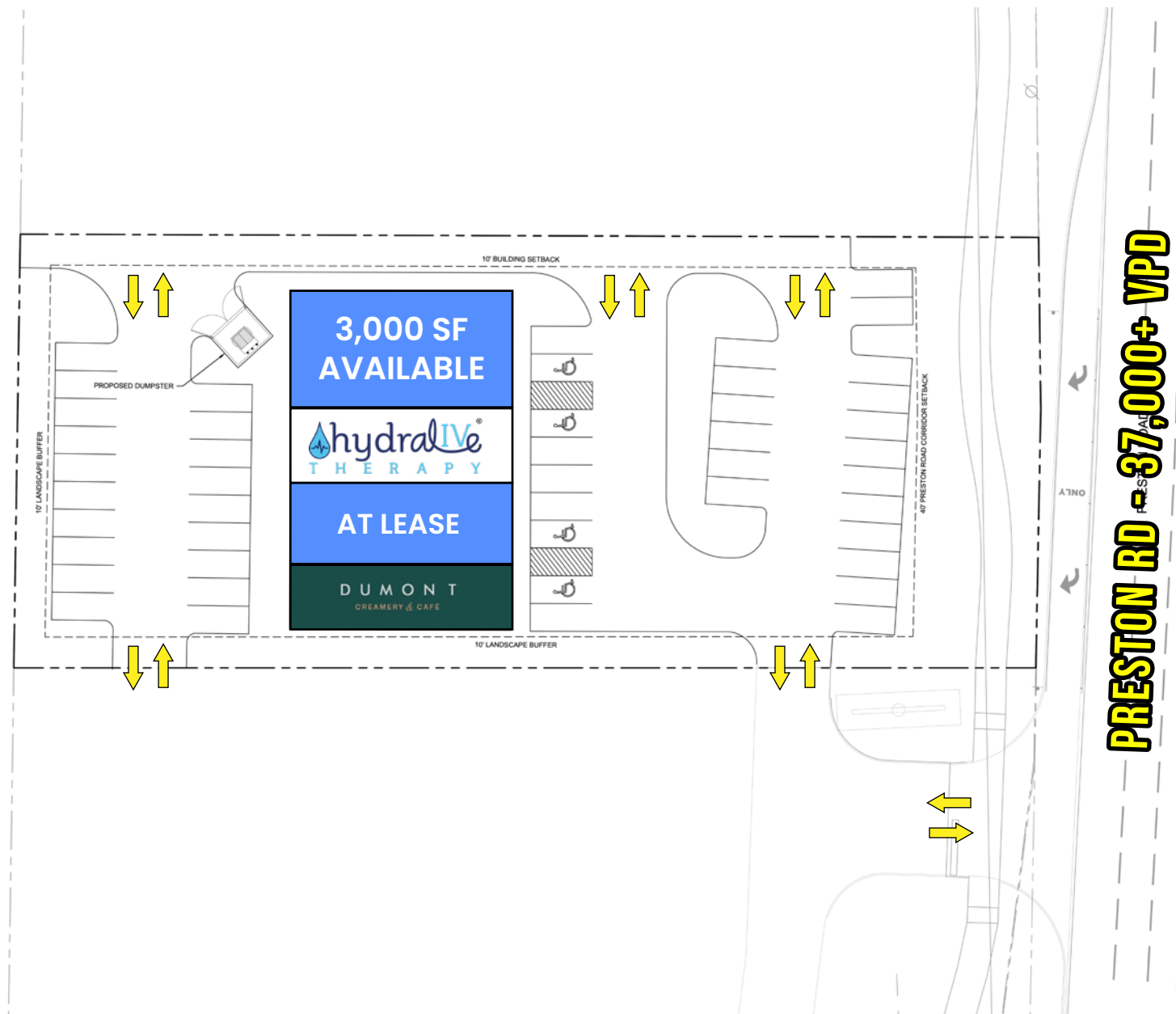
Avg. Household Income

\$187,909	\$188,975	\$176,884
1 Mile	3 Mile	5 Mile



Site Plan

Preston & Frontier Rd | Celina, TX 75009



Floor Plan

Preston & Frontier Rd | Celina, TX 75009





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