

# Prestonwade Professional Building

## Professional Office Space Available For Sale / Lease

### 1,275 RSF



#### Location:

Prestonwade Professional Building  
6475 Preston Road  
Suite 140  
Frisco, Texas 75034



#### Space Available:

Fully Finished  
Professional Office Available  
1,275 RSF  
\$29 - \$32 + NNN for Lease  
\$470 /SF for Sale

- Upscale, two-story Professional Building in the heart of Frisco on Preston Road
- Stand alone building with Preston Road address & exposure
- 1<sup>st</sup> & 2<sup>nd</sup> Floor, Fully Finished Out & Custom Shell Build Outs available
- Close proximity to the Dallas North Tollway & the Sam Rayburn
- Building & Monument signage available
- Abundant parking available

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FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Perfectly placed in the heart of Frisco on Preston Road with over 60,393 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities

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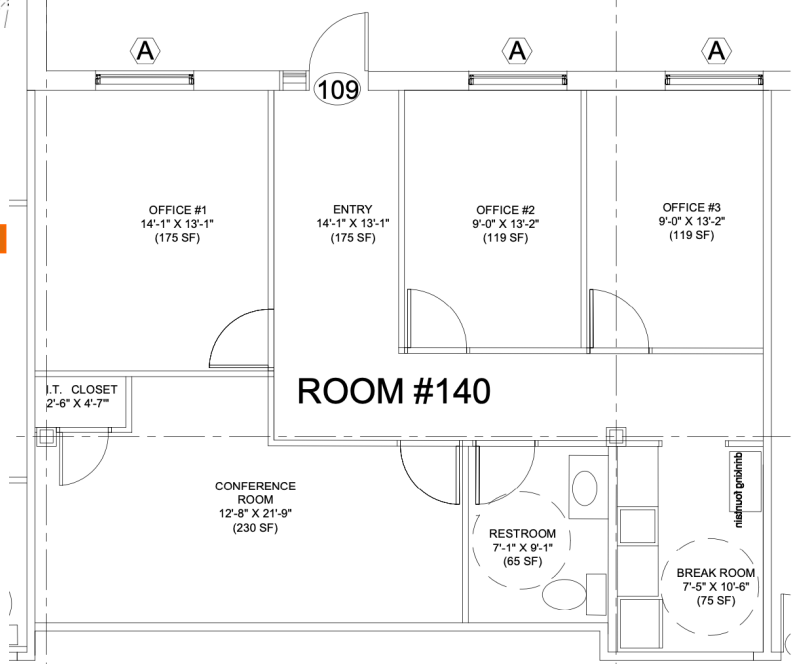
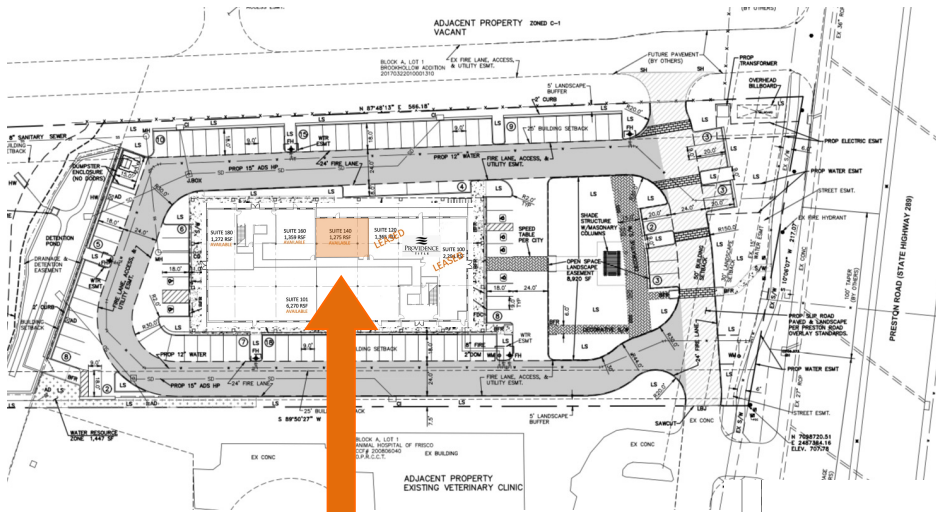
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## Site & Floor Plan



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## Frisco Demographics

PEOPLE	
POPULATION*	230,794
MEDIAN AGE	38.3 yrs
UNDER 5 YRS	7.7%
SCHOOL-AGE (5-17 YRS)	20.3%
ADULTS (18-64 YRS)	62.9%
OVER 65 YRS	9.1%
WITH DISABILITY	6.7%
RACE & ETHNICITY	
	%
WHITE	48.1%
ASIAN	26.7%
TWO OR MORE RACES	12.4%
BLACK OR AFRICAN AMERICAN	9.3%
OTHER RACE	3.3%
AMERICAN INDIAN	0.2%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) <sup>2</sup>	14.1%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	81,781
HOUSING UNITS*	85,242
SINGLE FAMILY UNITS*	59,641
MULTI-UNIT*	25,409
OTHER* <sup>1</sup>	1,738
VACANCY	3.5%
OWNER-OCCUPIED	65.7%
RENTER-OCCUPIED	34.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

Family Type	Percentage
Married with Children	38.6%
Married without Children	23.1%
Non-Family	25.4%
Single Parents	9.9%

ECONOMICS	
MEDIAN HOUSEHOLD INCOME	\$145,914
MEDIAN FAMILY INCOME	\$175,969
PER CAPITA INCOME	\$66,784
AVG ASSESSED HOME VALUE*	\$634,272
MEDIAN HOME VALUE*	\$571,204
MEDIAN MONTHLY OWNER COSTS	\$2,686
MEDIAN MONTHLY RENTER COSTS	\$1,851
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER-OCCUPIED	19.7%
RENTER-OCCUPIED	44.5%
LABOR FORCE PARTICIPATION	73.1%
UNEMPLOYMENT RATE	2.4%
POVERTY RATE	2.9%
AVG COMMUTE (MIN)	27.6
WORK FROM HOME	39.7%
SELF-EMPLOYED (UNINCORPORATED)	5.0%
EDUCATIONAL ATTAINMENT (25 YRS+)	
> HIGH SCHOOL DIPLOMA	98.0%
BACHELORS DEGREE	38.4%
GRADUATE DEGREE	28.3%

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