

**FULLY EQUIPPED 2ND GEN RESTAURANT SPACE COMING SOON!
1,995 SF W/DRIVE THRU**



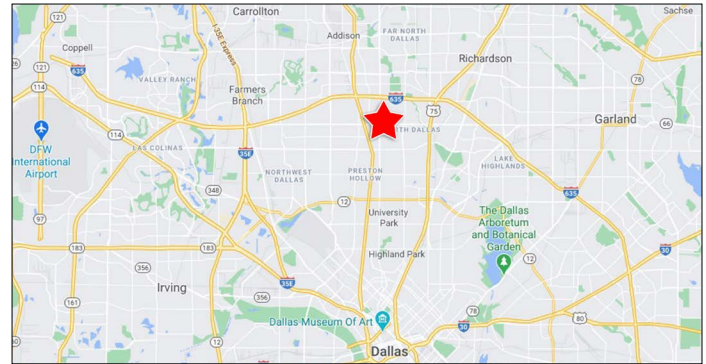
STONEWOOD INVESTMENTS INC.

PRESTON HIGHLANDS VILLAGE

18484 Preston Road | Dallas, Texas 75252

HIGHLIGHTS:

- Retail shopping center located in affluent North Dallas area.
- Frontage on Preston Road, the major north-south thoroughfare between the Dallas North Tollway and N. Central Expressway that runs from downtown Dallas to Prosper.
- Close proximity to George Bush Turnpike.
- Area has strong demographics that exceed the national average.
- Call for lease rates.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Population	14,803	137,240	383,100
Daytime Population	19,285	165,315	472,910
Average HH Income	\$144,817	\$133,425	\$125,769

AREA RETAILERS:



TRAFFIC COUNTS:

Preston: 50,230 VPD | Frankford: 29,760 VPD (Kalibrate 2023)

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1,995 SF W/DRIVE THRU COMING SOON



STE.	TENANT	SF
101	Adamo's Pizza 2nd Gen Restaurant w/ Drive-Thru Coming Soon	1,995
102	Mr. Parcel of Dallas	1,570
103	North Dallas Crossfit	3,313
108	Artistic Innovations	1,200
110	Elements Salon	1,820
112	My Secret Closet	2,190
114	Town Tailor	771
118	Vargas Grill	3,476
119	Giovanni's Restaurant	3,944
201	Move Studio	4,200
202	The Wellness Hive	1,286
206	Persona Custom Clothiers	625
208	Stonewood Investments	3,822
212	Family Dentistry	1,230
214	Yure Beauty Studio	1,490
300	Link Pharmacy	4,342
300-A	Syeds Pharmacy & Wellness	2,174

