

Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034



Presented by
Duggan Realty Advisors LLC



Price: \$34 /SF/Year

Best Site remaining on Preston Road in Frisco. 2,636/sf of in line space remaining available for lease. First generation shell space being delivered to tenants in January of 2016. Preston road building signage and monument signage available.

Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034



- Best Site remaining on Preston Road in Frisco
- First Generation Shell space available for lease
- 54,505 vehicles per day pass this site every day
- Located between Mr. Clean Car wash and PDQ
- Affluent Frisco Retail Market
- 5 - 10 year lease term. \$25/sf Tenant Improvement allowance.

Total Space Available:	2,636 SF
Rental Rate:	\$34 /SF/Year
Property Type:	Retail
Property Sub-type:	Strip Center
Construction Status:	Under Construction/Proposed
Building Size:	12,800 SF
Gross Leasable Area:	12,800 SF
Year Built:	2016
NNN Expenses:	7.50
Anchor Tenant 1:	Capital Title
Anchor Tenant 2:	MattressHQ
Lot Size:	1.22 AC
Traffic Count:	54,505
Cross Streets:	Lebanon



L.J. Erickson

lj@dugganrealty.com

(972) 980-9686 Ext: 103

License: 0463169



Duggan Realty Advisors LLC

7500 San Jacinto

Plano, TX 75024

Notes

[illegible]

Listing space

Space Available	2,636 SF
Rental Rate	\$34 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Retail (Other)
Lease Type	NNN
Date Available	Jan 2016
Lease Term	120 Months
No. Parking Spaces	55
Pct. Procurement Fee	4.00%

New shopping center/retail space just recently delivered. Preston Road frontage. 2600/sf +- remaining available for lease.

Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034

Property Photos



Location Photo on Preston Road

Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034

Property Photos



Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034

Property Photos



Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034

Location



Location Description

Just North of Stonebriar Mall - the premier shopping center in the Southwest. The US census recently named Frisco as the fastest growing city in the United States. Population growth of 247% since 2000. 4.33 million visitors annually.