

# Preston Heights Shopping Center

4611 Preston Road, Frisco, TX 75034

**DUGGAN**  
Realty Advisors, LLC

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

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- 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



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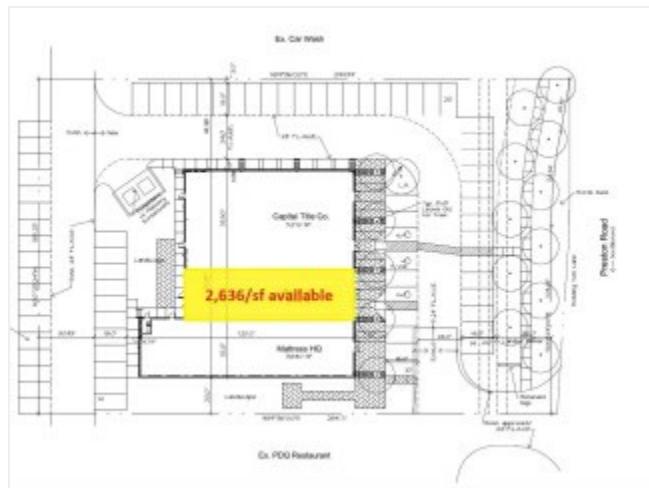
**Duggan Realty Advisors LLC**

7500 San Jacinto

Plano, TX 75024

Notes

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space plan 2,636sf available

## Listing space

Space 1

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.

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## Property Photos



Location Photo on Preston Road

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## 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.