Preston Ridge

Dallas-Fort Worth-Arlington, TX

33.1039, -96.8102
3333 Preston Road | Frisco, TX 75034

Center Size: 788,584 SF

Demographics	1 Mile	3 Mile	5 Mile
	12,304	114,463	323,767
	6,274	46,574	122,221
	$126,428	$161,952	$173,840

Regional power center anchored by Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty & J.Crew Factory, drawing an estimated 9.8M+ annual visits (Placer.ai 2024)

Affluent and highly educated trade area with an avg household income of $161K+ and 65% that have a college education within 3 miles

Adjacent to Stonebriar Centre (1.7M Sq Ft), a regional mall anchored by Nordstrom, Macy's, Dillards, Dick's Sporting Goods & JCPenney with 10.4M+ annual visits, and within 2 miles of 415K Sq Ft Legacy West (Placer.ai 2024)

Strong daytime population of 188K+ within a 3-mile radius, plus nearby major offices for Toyota, FedEx Office, JCPenney, PepsiCo-Frito-Lay & Ericsson

High visibility from 54K+ vehicles daily on Preston Rd, 22K+ vehicles daily on Gaylord Pkwy & 19K+ vehicles daily on Warren Pkwy (Kalibrate 2022)

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1387

Available Space

A-9	6,400 SF
B1-2	3,000 SF
E-3	1,661 SF
G1-1	4,000 SF
H-2A	1,104 SF
H-8	3,000 SF
II-03	1,800 SF
N-1	5,000 SF
N-2	7,730 SF
02A	10,495 SF
07	37,500 SF

Current Retailers

A-1	Unify Financial Credit Union	2,000 SF	H-1	Happy Beauty	3,000 SF
A-2	Kolache Heaven	1,320 SF	H-10	Maya Creamery	1,400 SF
A-3	Oudi	2,269 SF	H-11	Accent Dental	1,600 SF
A-4	Dallas Designer Handbags	1,750 SF	H-12	Norma's Cafe	3,884 SF
A-5	uBREAKiFIX	1,190 SF	H-13	Fleet Feet	5,040 SF
A-6	Sam's Cleaners	880 SF	H-15	Raman Hakata Frisco	2,551 SF
A-7	Milan Laser Hair Removal	1,200 SF	H-2	New Balance	2,500 SF
A-8	America's Best Contacts & Eyeglasses	3,417 SF	H-3	Bath & Body Works	2,514 SF
			H-4	Bath & Body Works	1,713 SF
B1-1	Dumpling House	4,182 SF	H-5	A+ Tailoring	1,244 SF
B1-1A	Yardbird	4,000 SF	H-6	Nails America	1,350 SF
B1-3	TTO Seoul Korean Cuisine	2,000 SF	H-7	Sport Clips	1,350 SF
B1-4	Cotton Patch Cafe	4,500 SF	H-9	Anabell's Brazilian Wax	2,000 SF
B1-5	Sindbad Burger	1,500 SF	I-1	Men's Wearhouse	9,450 SF
B1-6	Warhammer	1,255 SF	I-16B	Nordstrom Rack	33,239 SF
B1-7	AR Workshop	2,292 SF	I-H-13	Run On!	5,040 SF
B3-2	Cold Stone Creamery	0 SF	II-01	Boot Barn	29,309 SF
C-1	Restore Hyper Wellness	2,650 SF	II-02	Alla's Alteration & Custom Tailor	800 SF
C-2	Salon Di Lusso	2,050 SF			
C-3	Evolve Boutique Salon	1,000 SF	II-04	GolfTec	2,800 SF
C-4	Luxury Surfaces by Acue Marmonite	1,450 SF	II-05	Drones Plus of Dallas	1,200 SF
			II-06	Jos. A. Bank	4,050 SF
C-5	Salata Restaurant	2,650 SF	II-07	Red Hot Chilli Pepper	4,100 SF
C-6	The Joint Chiropractic	1,353 SF	II-08	The Gyro Shop Inc	1,500 SF
C-6A	Unrefined Bakery	1,149 SF	II-8-9	Marc Samuels Jewelers	4,767 SF
C-7	Amish Showcase	6,755 SF	J-1	Rally House	8,990 SF
D-1	Chipotle Mexican Grill	2,420 SF	K-1	Sonoma Skin Works	5,000 SF
D-2	LaserAway	2,520 SF	K-2	Gloria's Restaurant	6,000 SF
D-3	Marble Slab Creamery	1,100 SF	L-2	Dollar Tree	9,120 SF
D-4	Poke Works	1,500 SF	N-3	Dolar Shop	6,000 SF
D-5	Tea Memory	1,200 SF	N-4	The Little Gym	4,150 SF
D-6	Biscuit	3,000 SF	N.A.P.	SuperTarget	0 SF
D-7	Karahi Boys	4,502 SF	N.A.P.1	Apartments	0 SF
D-8	Ultimate Sports Nutrition	1,788 SF	Office	Brixmor Leasing	0 SF
D-8A	Vapor Lab	1,200 SF	PAD A-1	AT&T	3,865 SF
D-9	Heena Salon	1,926 SF	PAD B-1	Panda Express	2,500 SF
D9-A	Purple Kiwi	1,200 SF	PAD B-2	Starbucks	2,000 SF
E-1	Noodle One	2,960 SF	PAD C-1	Hudson House	6,620 SF
E-2	Mary's Mountain Cookies	1,305 SF	PAD D	Kelly's Craft Tavern	7,246 SF
E-4	Capelli Salon	1,500 SF	PAD E	Umiya Sushi Seafood & Grill	4,997 SF
E-5	Hummus Republic	1,600 SF	PAD F	Rodeo Goat	7,600 SF
E-5A	The DripBar	1,200 SF	01	Sky Zone	37,543 SF
E-6	Preston Ridge Dental	1,771 SF	02	pOpshelf	14,397 SF
E-7	Blaze Pizza	3,375 SF	03	PetSmart	19,353 SF
E-8	Flames	1,735 SF	04	DSW	25,000 SF
E-9	Roll & Poke	1,725 SF	05	Ross Dress for Less	30,187 SF
F-1	Piada Italian Street Food	3,000 SF	06	Ulta Beauty	10,800 SF
F-2	Corner Bakery Café	3,039 SF	08A	Old Navy	16,665 SF
F-3	Chennai Cafe	8,300 SF	08B	Five Below	8,363 SF
F-4	Milano Nails	5,637 SF	09	Marshalls	30,000 SF
F-5	Floyds Barber Shop	1,500 SF	10	Kirkland's	9,000 SF
F-6	Tropical Smoothie Cafe	1,200 SF	11	Maurices	5,314 SF
G1-2	Testosterone Centers of Texas	3,000 SF	11A	Torrid	2,750 SF
G1-3	Buffalo Wild Wings	6,200 SF	12	Carter's	5,000 SF
G1-4	5.11 Tactical	5,000 SF	13	2nd Street	6,466 SF
G1-5	Lands' End	6,000 SF	14	Staples	23,942 SF
G1-6	Scrubs & Beyond	3,256 SF	15	Best Buy	46,078 SF
G1-6A	Hand & Stone Massage & Facial Spa	3,287 SF	16	Macy's Backstage	28,995 SF
			16A	J. Crew Factory	6,062 SF
G1-7	Music & Arts Center	3,000 SF	18	T.J. Maxx	25,000 SF
G1-8	Arwa Yemeni Café	2,748 SF			
G2-3	Half Price Books	10,000 SF			

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