

Preston Ridge

Denton County Dallas-Fort Worth-Arlington, TX 793,256 Sq Ft

8549 Gaylord Parkway | Frisco, TX 75034

33.1039, -96.8102



Demographics	1 Mile	3 Miles	5 Miles
Population	11,870	118,970	327,997
Daytime Pop.	32,604	202,500	422,108
Households	6,130	48,487	123,712
Income	\$145,643	\$175,560	\$188,403

Source: Synergos Technologies, Inc. 2024

- Regional power center anchored by Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty & J.Crew Factory, drawing an estimated 10M+ annual visits (Placer.ai 2025)
- Affluent and highly educated trade area with an avg household income of \$175K+ 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, Dillard's, Dick's Sporting Goods & JCPenney with 11M+ annual visits, and within 2 miles of 415K Sq Ft Legacy West (Placer.ai 2025)
- Strong daytime population of 202K+ within a 3-mile radius, plus nearby major offices for Toyota, FedEx Office, JCPenney, PepsiCo-Frito-Lay & Ericsson
- High visibility from 56K+ vehicles daily on Preston Rd, 22K+ vehicles daily on Gaylord Pkwy & 19K+ vehicles daily on Warren Pkwy (Kalibrate 2025)
- Surrounded by a dense population of 118K+ within a 3-mile radius



Preston Ridge

Denton County Dallas-Fort Worth-Arlington, TX 793,256 Sq Ft

8549 Gaylord Parkway | Frisco, TX 75034

33.1039, -96.8102



This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1387

Available Spaces

A-9	6,400 Sq Ft	
B1-1A	4,000 Sq Ft	
B1-2	3,000 Sq Ft	360°
E-5	1,600 Sq Ft	
G1-5	6,000 Sq Ft	360°
H-8	3,000 Sq Ft	360°
N-1	5,000 Sq Ft	

Current Tenants Space size listed in square feet

01	Boot Barn	29,309	D-6	Biscuitville	3,000
01-II	Sky Zone Indoor Trampoline Park	3,754	D-7	Karahi Boys	4,502
02	Jr's Tailor & Shoe Repair	800	D-8	Ultimate Sports Nutrition	1,788
02-II	pOpshelf	14,397	D-8A	Vapor Lab	1,200
02A	Cloudbound	10,495	D-9	Heena Salon	1,926
03	Halal Buns	1,800	D-9A	Purple Kiwi	1,200
03-II	PetSmart	19,353	E-1	Nations Giant Hamburgers	2,960
04	GOLFTEC	2,800	E-2	Sourdough & Co.	1,305
04-II	DSW	25,000	E-3	Nritya Dance Academy	1,661
05	Drones Plus	1,200	E-4	Capelli Salon	1,500
05-II	Ross Dress for Less	30,187	E-5A	The Drip Bar	1,200
06	Jos. A. Bank Clothiers	4,050	E-6	Preston Ridge Dental	1,771
06-II	ULTA Beauty	10,800	E-7	Blaze Pizza	3,375
07	Red Hot Chili Pepper	4,100	E-8	Flames	1,735
07-II	Belk	37,500	E-9	Roll & Poke	1,725
08	The Gyro Shop 1, Inc.	1,500	F-1	Piada	3,000
08A	Old Navy	16,665	F-2	Corner Bakery Cafe	3,039
08B	Five Below	8,363	F-3	Chennai Cafe	8,300
8-9	Marc Samuels Jewelers	4,767	F-4	Milano Nail Spa	5,637
09	Marshalls	30,000	F-5	Floyd's 99 Barbershop	1,500
10	Kirkland's	9,000	F-6	Tropical Smoothie Cafe	1,200
11	maurices	5,314	G1-1	Levant Barbecue	4,000
11A	Torrid	2,750	G1-2	Testosterone Centers of Texas	3,000
12	Carter's + OshKosh B'gosh	5,000	G1-3	Buffalo Wild Wings	6,200
13	2nd Street USA	6,466	G1-4	511 Tactical	5,000
14	Staples	23,942	G1-6	Scrubs & Beyond	3,256
15	Best Buy	46,078	G1-6A	Hand & Stone Massage and Facial Spa	3,287
16	Macy's Backstage	28,995	G1-7	Music & Arts	3,000
16A	J.Crew Factory	6,062	G1-8	Arwa Yemeni Coffee	2,748
16B	Nordstrom Rack	33,187	G2-3	Half Price Books	10,000
18	T.J. Maxx	25,000	H-1	Happy Beauty	3,000
A-1	Unify Financial Federal Credit Union	2,000	H-10	Maya Creamery	1,400
A-2	Kolache Heaven	1,320	H-11	Accent Dental	1,600
A-3	OUDI	2,269	H-12	Norma's Cafe	3,884
A-4	Dallas Designer Handbags	1,750	H-13	Fleet Feet Sports	5,040
A-5	uBreakiFix	1,190	H-15	Ramen Hakata Frisco	2,551
A-6	Sam's Cleaners	880	H-2	New Balance	2,500
A-7	Milan Laser	1,200	H-2A	GameStop	1,104
A-8	America's Best Contacts & Eyeglasses	3,417	H-3	Bath & Body Works	4,227
B1-1	Dumpling House	4,182	H-5	A+ Tailoring	1,244
B1-3	TTO Seoul Kitchen Cuisine	2,000	H-6	Fabuluxe Nails & Spa	1,350
B1-4	Cotton Patch Cafe	4,500	H-7	Sport Clips	1,350
B1-5	Sinbad Burger	1,500	H-9	Anabell's Brazilian Wax	2,000
B1-6	Warhammer	1,255	I-1	The Men's Wearhouse	9,450
B1-7	AR Workshop	2,292	J-1	Rally House	8,990
B3-2	Cold Stone Creamery	3,076	K-1	Sonoma Skin Works	5,000
BRX01	Brixmor Regional Office	4,672	K-2	Muchacho	6,000
C-1	Restore Hyper Wellness + Cryotherapy	2,650	L-2	Dollar Tree	9,120
C-2	Salon Di Lusso	2,050	N-2	Ascension Salon Suites: Next L	7730
C-3	Evolve Boutique Salon	1,000	N-3	Chochó	6,000
C-4	Luxury Surfaces by Acue Marmon	1,450	N-4	The Little Gym	4,150
C-5	Salata	2,650	PAD A-1	AT&T	3,865
C-6	The Joint	1,353	PAD B-1	Panda Express	2,500
C-6A	Unrefined Bakery	1,149	PAD B-2	Starbucks	2,000
C-7	Amish Showcase	6,755	PAD C-1	Hudson House	6,620
D-1	Chipotle Mexican Grill	2,420	PAD D	Kelly's Craft Tavern	7,246
D-2	LaserAway	2,520	PAD E	Umiya Sushi Seafood & Grill	4,997
D-3	Marble Slab Creamery	1,100	PAD F	Rodeo Goat	7600
D-4	Pokeworks	1,500	NAP01	SuperTarget	0
D-5	Tea Memory	1,200	NAP02	Apartments	0

