

# Preston Ridge

Denton County Dallas-Fort Worth-Arlington, TX 792,351 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



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Available Spaces

|       |             |      |
|-------|-------------|------|
| 10    | 9,000 Sq Ft | 300' |
| B1-1A | 4,000 Sq Ft |      |
| B1-2  | 3,000 Sq Ft | 300' |
| G1-5  | 6,000 Sq Ft | 300' |
| H-8   | 3,000 Sq Ft | 300' |
| N-1   | 5,000 Sq Ft |      |

Current Tenants Space size listed in square feet

|       |                                      |        |         |                                     |        |
|-------|--------------------------------------|--------|---------|-------------------------------------|--------|
| 01    | Boot Barn                            | 29,309 | D-7     | Karahi Boys                         | 4,502  |
| 01-II | Sky Zone Indoor Trampoline Park      | 37,543 | D-8     | Ultimate Sports Nutrition           | 1,788  |
| 02    | Jr's Tailor & Shoe Repair            | 800    | D-8A    | Vapor Lab                           | 1,200  |
| 02-II | pOpshelf                             | 14,397 | D-9     | Heena Salon                         | 1,926  |
| 02A   | Cloudbound                           | 10,495 | D-9A    | Purple Kiwi                         | 1,200  |
| 03    | Halal Buns                           | 1,800  | E-1     | Noodle One                          | 2,960  |
| 03-II | PetSmart                             | 19,353 | E-2     | Sourdough & Co.                     | 1,305  |
| 04    | GOLFTEC                              | 2,800  | E-3     | Nritya Dance Academy                | 1,661  |
| 04-II | DSW                                  | 25,000 | E-4     | Capelli Salon                       | 1,500  |
| 05    | Drones Plus                          | 1,200  | E-5     | Hummus Republic                     | 1,600  |
| 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  |
| 11    | maurices                             | 5,314  | F-6     | Tropical Smoothie Cafe              | 1,200  |
| 11A   | Torrid                               | 2,750  | G1-1    | Levant Barbecue                     | 4,000  |
| 12    | Carter's + OshKosh B'gosh            | 5,000  | G1-2    | Testosterone Centers of Texas       | 3,000  |
| 13    | 2nd Street USA                       | 6,466  | G1-3    | Buffalo Wild Wings                  | 6,200  |
| 14    | Staples                              | 23,942 | G1-4    | 511 Tactical                        | 5,000  |
| 15    | Best Buy                             | 46,078 | G1-6    | Scrubs & Beyond                     | 3,256  |
| 16    | Macy's Backstage                     | 28,995 | G1-6A   | Hand & Stone Massage and Facial Spa | 3,287  |
| 16A   | J.Crew Factory                       | 6,062  | G1-7    | Music & Arts                        | 3,000  |
| 16B   | Nordstrom Rack                       | 33,187 | G1-8    | Arwa Yemeni Coffee                  | 2,748  |
| 18    | T.J. Maxx                            | 25,000 | G2-3    | Half Price Books                    | 10,000 |
| A-1   | Unify Financial Federal Credit Union | 2,000  | H-1     | Happy Beauty                        | 3,000  |
| A-2   | Kolache Heaven                       | 1,320  | H-10    | Maya Creamery                       | 1,400  |
| A-3   | OUOI                                 | 2,269  | H-11    | Accent Dental                       | 1,600  |
| A-4   | Dallas Designer Handbags             | 1,750  | H-12    | Norma's Cafe                        | 3,884  |
| A-5   | uBreakiFix                           | 1,190  | H-13    | Fleet Feet Sports                   | 5,040  |
| A-6   | Sam's Cleaners                       | 880    | H-15    | Ramen Hakata Frisco                 | 2,551  |
| A-7   | Milan Laser                          | 1,200  | H-2     | New Balance                         | 2,500  |
| A-8   | America's Best Contacts & Eyeglasses | 3,417  | H-2A    | GameStop                            | 1,104  |
| A-9   | HobbyTown USA                        | 6,400  | 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     | Perfume Galaxy                      | 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     | Chocho                              | 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                          | 7,600  |
| D-4   | Pokeworks                            | 1,500  | NAP01   | SuperTarget                         | 0      |
| D-5   | Tea Memory                           | 1,200  | NAP02   | Apartments                          | 0      |
| D-6   | Biscuitville                         | 3,000  |         |                                     |        |

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

