

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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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.

Available Spaces

10	9,000 Sq Ft	360°	G1-5	6,000 Sq Ft	360°
B1-1A	4,000 Sq Ft		N-1	5,000 Sq Ft	
B1-2	3,000 Sq Ft	360°			

Current Tenants Space size listed in square feet

01	Boot Barn	29,309	D-7	Karahi Boys	4,502
01-I	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	16,655	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	ODUI	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	1,180	H-13	Fleet Feet Sports	5,040
A-6	Sals Cleaners	890	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-8	Consumer Cellular	3,000
B1-6	Warhammer	1,255	H-9	Perfume Galaxy	2,000
B1-7	AR Workshop	2,292	I-1	The Men's Wearhouse	9,450
B3-2	Cold Stone Creamery	3,076	J-1	Rally House	8,990
BRX01	Brixmorr Regional Office	2,672	K-1	Sonoma Skin Works	5,000
C-1	Restore Hyper Wellness + Cryotherapy	4,650	K-2	Muchacho	6,000
C-2	Salon Di Lusso	2,050	L-2	Dollar Tree	9120
C-3	Evolve Boutique Salon	1,000	N-2	Ascension Salon Suites: Next L	7730
C-4	Luxury Surfaces by Acue Marmon	1,450	N-3	Chocho	6,000
C-5	Salata	2,650	N-4	The Little Gym	4,150
C-6	The Joint	1,353	PAD A-1	AT&T	3,865
C-6A	Unrefined Bakery	1,149	PAD B-1	Panda Express	2,500
C-7	Amish Showcases	6,755	PAD B-2	Starbucks	2,000
D-1	Chipotle Mexican Grill	2,420	PAD C-1	Hudson House	6,620
D-2	LaserAway	2,520	PAD D	Kelly's Craft Tavern	1246
D-3	Marble Slab Creamery	1,100	PAD E	Umiya Sushi Seafood & Grill	4,997
D-4	Pokeworks	1,500	PAD F	Rodeo Goat	7600
D-5	Tea Memory	1,200	NAP01	Super Target	0
D-6	Biscuitville	3,000	NAP02	Apartments	0

