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, Dillards, 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



John Contes 214.618.6501 John.Contes@brixmor.com

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Available Spaces

10	9,000 Sq Ft	360°	G1-5	6,000 Sq Ft	360°
B1-1A	4,000 Sq Ft		G1-6	3,256 Sq Ft	
B1-2	3,000 Sq Ft	360°	N-1	5,000 Sq Ft	360°
F-4	5,637 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	37,543	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	Noodle One	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-5	Hummus Republic	1,600
06	Jos. A. Bank Clothiers	4,050	E-5A	The Drip Bar	1,200
06-II	ULTA Beauty	10,800	E-6	Preston Ridge Dental	1,771
07	Red Hot Chilli Pepper	4,100	E-7	Blaze Pizza	3,375
07-II	Belk	37,500	E-8	Flames	1,735
08	The Gyro Shop 1, Inc.	1,500	E-9	Roll & Poke	1,725
08A	Old Navy	16,665	F-1	Piada	3,000
08B	Five Below	8,363	F-2	Corner Bakery Cafe	3,039
8-9	Marc Samuels Jewelers	4,767	F-3	Chennai Cafe	8,300
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	5.11 Tactical	5,000
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
A-9	HobbyTown USA	6,400	H-5	A+ Tailoring	1,244
B1-1	Dumpling House	4,182	H-6	Fabuluxe Nails & Spa	1,350
B1-3	TTO Seoul Kitchen Cuisine	2,000	H-7	Sport Clips	1,350
B1-4	Cotton Patch Cafe	4,500	H-8	Consumer Cellular	3,000
B1-5	Sindbad 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	7,730
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

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.



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