

FOR LEASE
3,500 - 7,100 SF

The Shops at Preston Ridge

7744 Hwy 121
Frisco, TX 75034



Juan P. Restrepo Director of Leasing



(954) 866-0246



juan@jblmgmt.com

JBL
ASSET MANAGEMENT

FOR LEASE
3,500 - 7,100 SF

The Shops at Preston Ridge

7744 Hwy 121
Frisco, TX 75034



AVAILABILITIES

- » 7,100 SF freestanding building divisible to 3,500 SF minimum with Hwy 121 frontage
- » 6,000 SF end cap available with Hwy 121 frontage

PROPERTY HIGHLIGHTS

- » Class "A" retail in close proximity to high traffic retail centers such as Stone Briar Mall, Legacy West, and Granite Park
- » Located near affluent neighborhoods with median home value of \$400,000 and average household incomes of \$113,309 in 3 mile radius

TRAFFIC COUNTS

- » 103,000 AADT on Hwy 121
- » 173,958 AADT on Sam Rayburn Tollway

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	8,280	109,635	319,601
Households	5,235	43,769	120,571
Average HH Income	\$107,316	\$154,558	\$159,209
Daytime Population	20,369	149,870	352,723



Juan P. Restrepo Director of Leasing

(954) 866-0246

juan@jblmgmt.com

JBL
ASSET MANAGEMENT



IKEA DRIVE

UNIVERSITY BLVD

PARKWOOD BLVD - 17,133 VPD

HAMMONS WAY

STATE HIGHWAY 121 - 103,000 VPD

SAM RAYBURN TOLLWAY - 142,800 VPD

STATE HIGHWAY 121 - 110,000 VPD

THE SHOPS AT PRESTON RIDGE Frisco, TX

Suite	Tenant	SF
8008-100	La Madeleine	5,832
8008-101	Paciugo Frisco South	1,068
8008-102	The Leather Sofa Co.	4,000
8008-103	Available	6,000
8008-104	Enchanting Aesthetics	1,590
7884	Zuri Furniture	7,591
7822	Mattress Firm	14,584
7946	Ferguson Enterprises	12,217
7822	Available	7,091



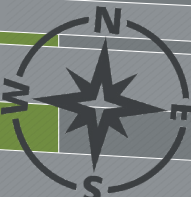
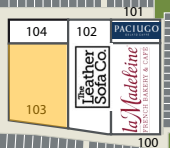
Not A Part



Available



7822



FOR LEASE
3,500 - 7,100 SF

The Shops at Preston Ridge

7744 Hwy 121
Frisco, TX 75034



Juan P. Restrepo Director of Leasing

(954) 866-0246

✉ juan@jblmgmt.com

JBL
ASSET MANAGEMENT