

FOR LEASE
3,000 - 7,590 SF

The Shops at Preston Ridge

7744 Hwy 121
Frisco, TX 75034



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ASSET MANAGEMENT

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AVAILABILITIES

- » 6,000 SF end cap divisible to 3,000 SF minimum with Hwy 121 frontage
- » 1,590 SF 2nd generation med-spa available

PROPERTY HIGHLIGHTS

- » Frisco is one of Texas's fastest growing cities with a growth rate of 5.66% annually
- » Shadow Anchored by IKEA with Strong National Retail Co-Tenancy including Rooms To Go and Ashley Home Store
- » Located near affluent neighborhoods with median home value of \$473,000 and average household incomes of \$113,309 in 3 mile radius
- » 6,000 SF end cap (divisible to a minimum of 3,000 SF) available with Hwy 121 frontage

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



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THE SHOPS AT PRESTON RIDGE Frisco, TX		
Suite	Tenant	SF
8008-100	La Madeleine	5,832
8008-101	Paciugo Gelato Caffè	1,068
8008-102	The Leather Sofa Co.	4,000
8008-103	Available	6,000
8008-104	Available	1,590
7884	Zuri Furniture	7,591
7822	Mattress Firm	14,584
7946	Ferguson Enterprises	12,217
7744	Stash Home Furniture	7,091
<div>Not A Part</div> <div>Available</div>		



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