



# Preston Oaks

10720 Preston Road | Dallas, TX 75230

**LEASING OPPORTUNITIES**



Regency<sup>®</sup>  
Centers.



# This is how we mix it up.

An inspired selection of quality and value for a deserving market.

Our Fresh Look® philosophy combines unique placemaking designs with the right merchandising mix. Curated to the community, our Preston Oaks merchandisers include Central Market, White House Black Market, Hollywood Feed, Talbots, D.L. Mack's, Fish City Grill and The Sample House — with many more retail, dining and service selections coming soon.



WHITE  
HOUSE

BLACK  
MARKET

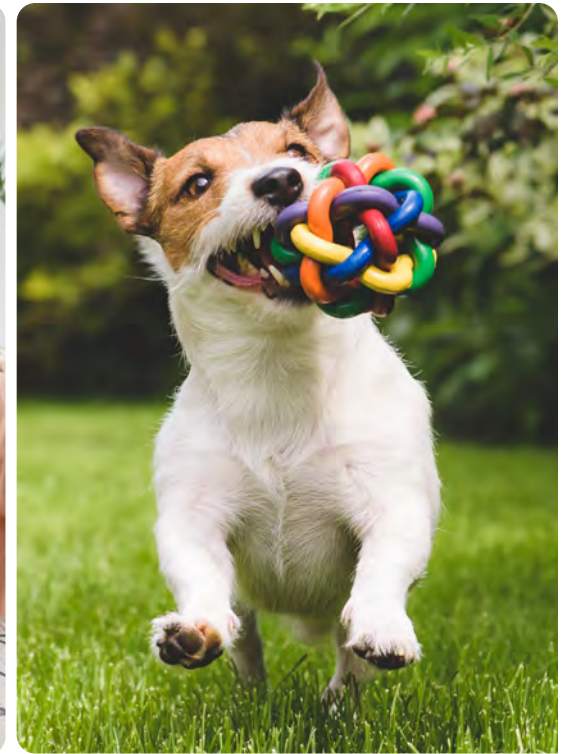
*Hollywood  
Feed*

TALBOTS

*D.L. Mack's*



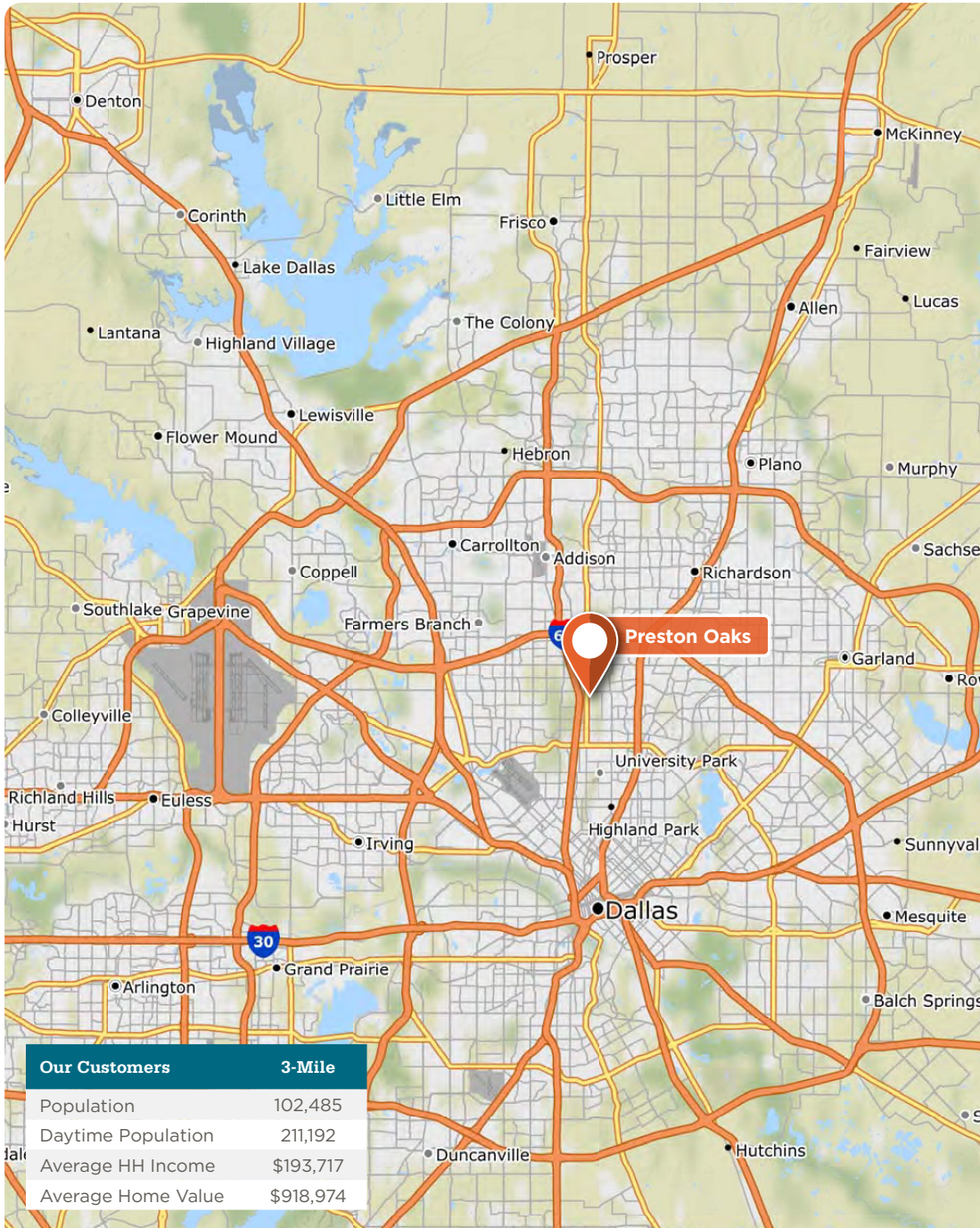
THE  
SAMPLE  
HOUSE



**Fresh Look® Philosophy**

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# The Location

Embedded in the Preston Hollow community

Preston Oaks is at the southeast corner of Preston Road and Royal Lane located in the heart of the affluent and established Preston Hollow neighborhood in Dallas, TX.

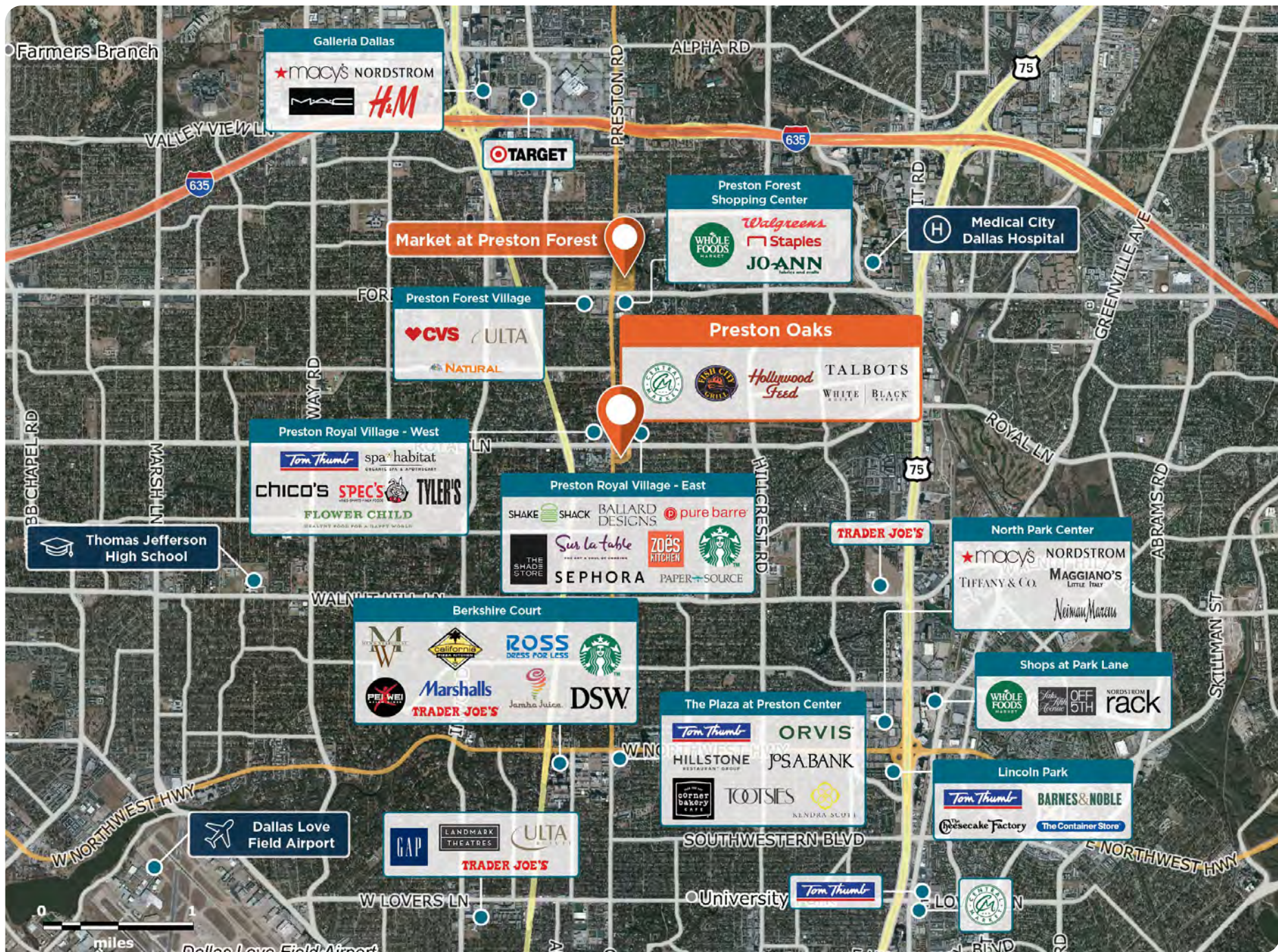
Preston Hollow is one of the most affluent suburbs of North Dallas, nestled between the legendary NorthPark Center and the Dallas Galleria.



## The Location

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## The Market

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## The Intersection

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	1-Mile Radius	3-Mile Radius	10-Minute Drive
 Population	7,519	102,485	175,573
 Total Daytime Population	9,447	211,192	331,229
 Average Household Income	\$321,659	\$193,717	\$158,788
 Average Home Value	\$1,282,262	\$918,974	\$842,225
 Bachelor's Degree & Above	82.7%	64.4%	58.3%



## Demographic Snapshot

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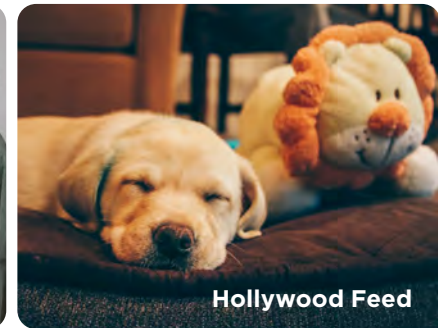
## Center Size: 103,503

### AVAILABLE

1001	END CAP AVAILABLE SOON	12,911
1006A	FORMER SPA AVAILABLE SOON	1,278
1009B	AVAILABLE SOON	10,385

### LEASED

1009A	HOLLYWOOD FEED	4,000
1008	THE SAMPLE HOUSE	3,570
1012	FISH CITY GRILL	3,228
1010	TALBOTS	10,508
1004	TIP TOP CLEANERS	1,278
1013	PRESTON ANIMAL CLINIC	3,524
1006	I HEART YOGURT	1,360
1014	MARCO'S PIZZA	1,360
1018	CENTRAL MARKET	34,856
1100	WHITE HOUSE/BLACK MARKET	3,561
1101	D.L. MACK'S	3,180
1101B	NOTHING BUNDT CAKES	1,642
1102	MCDONALDS	4,065
1104	VIEW POINT BANK	2,000



## Leasing Plan

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## Renderings

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# About Regency

For more than 50 years, Regency Centers® has owned, operated and developed dominant retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 414 thriving centers, 19 regional offices and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

All contents in this document are strictly confidential and are shared with the understanding that they will be held in confidence and not disclosed to third parties without the prior consent of Regency Centers. Site plans and imagery contained herein are not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.



**Regency  
Centers.**

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