PRESTONWOOD PLACE

SEC BELT LINE ROAD & MONTFORT DRIVE, ADDISON, TEXAS 75001

SHOP cos.



Ashley O'Malley/ **ASHLEY@SHOPCOMPANIES.COM** / **214-960-4621**

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DEMOGRAPHICS

	1 mile	2 mile	3 mile
Est. Population	27,091	61,547	130,897
Avg. HH Income	$75,212	$85,933	$101,692
Daytime Population	39,202	122,757	197,182
Median Age	32.8	34.7	36.6

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PROJECT SCOPE

Prestonwood Place is a 133,353 square foot shopping center in the Addison submarket of Dallas, TX, situated on a 16-acre site at the intersection of Montfort Drive and Belt Line Road. Built in 1980, Prestonwood Place consists largely of restaurant and service tenants including Chipotle, Sunstone Yoga, La Madeleine and Orange Theory Fitness as well as a wide variety of local operators. The property is located immediately east of Village on the Parkway, a 358,000 square foot open-air shopping center featuring a Whole Foods and an AMC movie theater that was redeveloped in 2013, and immediately south of Prestonwood Center, a 451,000 square foot power center featuring Wal-Mart, Best Buy, Barnes & Noble and others. The trade area boasts 175,000 households and 375,000 people within a 5-mile radius and the substantial office submarket outlined above results in a daytime population of over 400,000 people.

DETAILS

- Total Square Footage: 133,353 SF

TRAFFIC COUNTS

o Belt Line Rd:	45,507 VPD ('14)
o Dallas N Toll:	158,503 VPD ('14)

AREA ATTRACTIONS

WHOLE FOODS MARKET · Mesero · ULTA BEAUTY · Yard House · HOUSTON'S · Neighborhood Services · 24 HOUR FITNESS

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