

PRESTONWOOD PLACE

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD





THE CENTER OF IT ALL



Prestonwood Place's central location, combined with its lineup of dining offerings and everyday services, makes the property a go-to destination for area residents, daily nine-to-fivers, and visitors alike.

107,000

SF RETAIL

52,000

SF OFFICE
SPACE

15,000

SF
GREENSPACE

TRADE AREA



The city of Addison, TX boasts 12M SF of office, 200+ restaurants, 23 hotels and 16 luxury living communities—all within 4.4 square miles. Over 2,000 businesses call Addison home, including the corporate headquarters of Bank of America, Bottle Rocket, Concentra, Hilton, Hitachi Consulting, iHeartMedia, Mary Kay and Cinépolis.

	3 MILE	5 MILE
POPULATION	133,195	391,218
DAYTIME POPULATION	244,307	529,735
AVERAGE HHI	\$108,208	\$100,776
MEDIAN AGE	37.1	36.5
% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER	52%	48%



Plano

GEORGE BUSH TURNPIKE

5 MI

3 MI

Addison

Carrollton

172,000 vpd

50,000 vpd

46,000 vpd

18,000 vpd

PRESTONWOOD PLACE

KELLER SPRINGS ROAD

BELT LINE ROAD

ARAPAHO ROAD

SPRING VALLEY ROAD

MIDWAY ROAD

PRESTON ROAD

Addison Airport

Mary Kay

Concentra

Village on the Parkway

Greenhill School

Vitruvian Park

iHeartMedia

Galleria Dallas

DALLAS NORTH TOLLWAY

Dallas Love Field



35

635

75

THE MARKET



Addison is known for its unmatched live-work-play lifestyle. Dozens of companies in a variety of industries call Addison home, thanks to its central location within the Dallas-Fort Worth Metroplex. Nationally acclaimed annual events fill the social calendars of the city's savvy residents and visitors from across North Texas.

It's safe to say now that Dallas' sister to the far north has grown up into a bustling area with her own personality, robust calendar of activities, and impressive and ever-growing list of bars and restaurants.

—D Magazine 2017

Nº 1

MORE RESTAURANTS
PER CAPITA THAN
ANY US CITY

—Tour Texas

Nº 1

BEST TEXAS
SUBURBS FOR YOUNG
PROFESSIONALS

—Niche, 2020

Nº 1

DALLAS-FT WORTH'S
LARGEST
OFFICE MARKET

—Visit Addison





CELEBRATE ADDISON

Addison hosts over 150 events annually, some nationally recognized, drawing hundreds of thousands of visitors each year.



KABOOMTOWN

Rated among the top 5 July 4th firework displays in the country, Kaboomtown features 1,500 lbs. of fireworks and draws half a million visitors.



OKTOBERFEST

Recognized as one of the most authentic Oktoberfest celebrations outside of Munich, this festival has been an Addison tradition for more than 3 decades.



TASTE OF ADDISON

An annual tradition since 1993, this festival is a three-day celebration of Addison's favorite eateries, complete with music and activities for all.



THE RENOVATION



New masonry façades throughout the existing retail



Pedestrian connectivity into shopping center



Convert 60,000 SF Service Merchandise building into creative office with ground floor retail



New park space, increased Montfort buffer yard, Belt Line screening and additional landscaped parking islands



ENHANCING
THE
EXPERIENCE







CONNECT



Creating more than just a shopping center, we are building a community. Our digital strategy showcases our tenants and keeps our visitors up to date on the happenings at Prestonwood Place.

Our platforms aim to build connectivity between our tenants, Prestonwood Place and the consumer at large.



LEASING



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