

PRESTONWOOD PLACE

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

SHOP COS.



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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



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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NOVEMBER 2019
RETAIL LEASING:

SHOP COS.

PRESTONWOOD PLACE

NORTHWOOD
RETAIL

LOI NEGOTIATING
OFFICE
RETAIL

LOT 1		
SPACE	TENANT	AREA
100	FLOWER CHILD	3,532
102A	CHEPOTLE	2,582
102B	LOI NEGOTIATING	1,600
103	LITTLE GREEK FRESH GRILL	1,300
104	FOOT SPA	1,375
105	PATELLI PIZZA	1,112
108	ADDISON CAFE	2,000
110	THE GREAT OUTDOORS	2,300
112A	SHAKE SHACK	3,540
112B	AVAILABLE	2,543
114	PHO BOWL	1,852
115	GRU RAKU	3,351
118	CAFE GECKO	2,440
120	SUNSTONE YOGA	4,500
122A	GOLFTEC	3,457
122B	PINOT'S PALETTE	2,414
123	CLUB PILATES	2,300
124	LOI NEGOTIATING	2,300
132	AVAILABLE	3,000
134	PLANNED PARENTHOOD	3,000
138	CASTLE NAIL SPA	6,000
150	LOI NEGOTIATING	
151	LOGIE'S ON BELTLINE	5,200
152	AVAILABLE	2,010
153	DANCE THEORY FITNESS	2,210
158A	AVAILABLE	22,980A
168B	LOI NEGOTIATING	1,292E
168C	AVAILABLE	5,305A
168D	LOI NEGOTIATING	1,292E
168E	AVAILABLE	29,967A

LOT 2		
SPACE	TENANT	AREA
BLDG 1	MESO MAYA	8,700
BLDG 2	TWIN PEAKS	7,174
BLDG 3	ORIGINAL PANCAKE HOUSE	7,397
BLDG 4	THE FLYING SAUCER	5,500



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