



# Retail Space for Lease

## PRESTON STONEBROOK

### LOCATION

7151 and 7055 Preston Road  
SEC Preston Road @ Stonebrook  
Frisco, Texas

### LEASE RATES

\$22.00 psf/nnn

### NNN EXPENSES

Approximately \$7.27 psf

### AVAILABILITY

Suite 301 - 1,447 sf  
Suite 321 - 3,500 sf (restaurant)  
Suite 331 - 1,750 sf  
Suite 201 - 2,556 sf (restaurant)  
Suite 135 - 1382 sf

### TRAFFIC GENERATORS



### TRAFFIC COUNTS

Preston Road (289) 43,000 vpd

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
Avg. HH Income	\$110,095	106,949	\$112,399
Population	20,021	70,440	174,196
No. of Households	7,057	23,277	57,193
Daytime Population	15,862	64,109	166,358



### CONTACT

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