



PRESTON CREEK SHOPPING CENTER | 8300-8412 PRESTON RD, PLANO, TX 75024

Features

Premier Neighborhood Shopping Center located on Preston Road, just south of SH-121 in one of the most dominant retail passageways in the Dallas/Fort Worth Metroplex.

FOR LEASE

TOTAL SF: 79,675
AVAILABLE SF: 2,073
MIN CONTIGUOUS SF: 2,073
MAX CONTIGUOUS SF: 2,073
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Preston Rd	63,306 VPD	Total Population		12,093	110,295	320,445
Rasor Blvd	11,550 VPD	Total Households		5,539	46,048	124,994
McDermott Rd	6,779 VPD	Average Household Income		\$132,320	\$164,275	\$170,467
		5 Year Population Growth		1.91%	2.46%	2.08%

Maggie Hansen
 Vice President
 214.442.7513
 mhansen@weitzmangroup.com

Addison Gragson
 Assistant Vice President
 214.720.6625
 agragson@weitzmangroup.com

Area Retailers & Businesses



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Current Tenants

BUILDING A

400	Pei Wei	3,080 sf
425	Harter Strength & Conditioning	1,506 sf
450	Turkish Cafe & Lounge	1,939 sf

BUILDING B

300	CBD Plus	1,620 sf
304	Knockouts Haircuts for Men	1,330 sf
310	Dallas Nails & Lashes	2,380 sf
320	Frisco Gold	1,657 sf
321	The UPS Store	1,380 sf
322	Cibo Cucina Italiana	3,450 sf

BUILDING C

200	L&L Hawaiian BBQ	1,797 sf
204	Invictus Vape	1,406 sf
208	Starwood Med Spa	1,295 sf
212	Arte Dental	1,879 sf
226	Five Star Massage	875 sf
230	Masala Wok	2,700 sf

BUILDING D

100	Ricky's Hot Chicken	2,788 sf
150	Dumont Creamery & Cafe	1,671 sf

BUILDING E

100	Honey Berry Pancakes and Cafe	3,941 sf
120	Nest Burger	1,500 sf
150	Cheeky Monkey	8,289 sf
180	Veterinary Dental Specialties	2,325 sf
190	Craft Foods European Market	2,917 sf

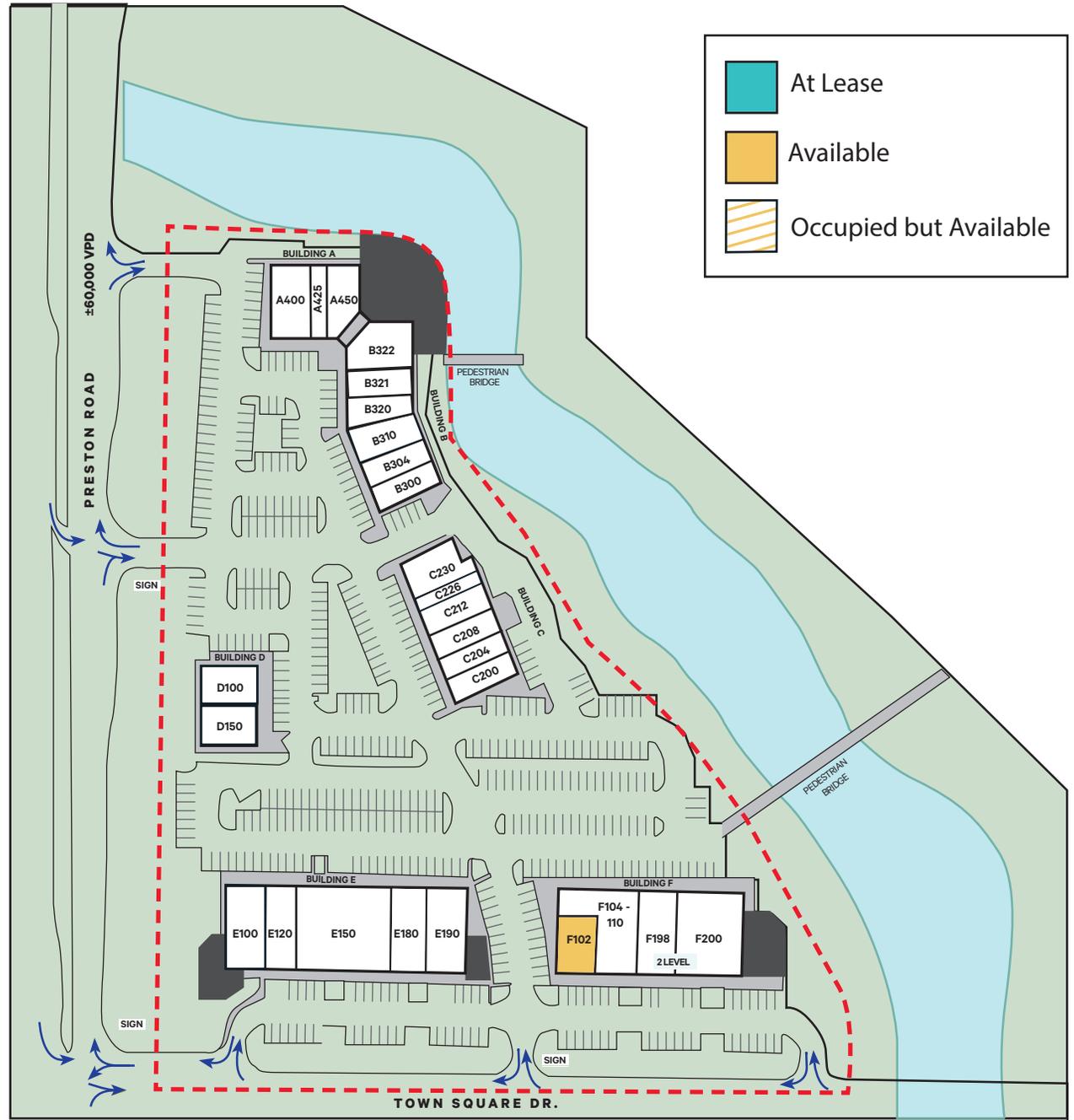
BUILDING F

102*	Available	2,073 sf
104 -110	Russian School of Math	4,850 sf
198	Il Brothers Grill	7,020 sf
200	Imaginique Salon Suites	14,007 sf

*Space has a grease trap and walk-ins (former meat market)



NOT TO SCALE



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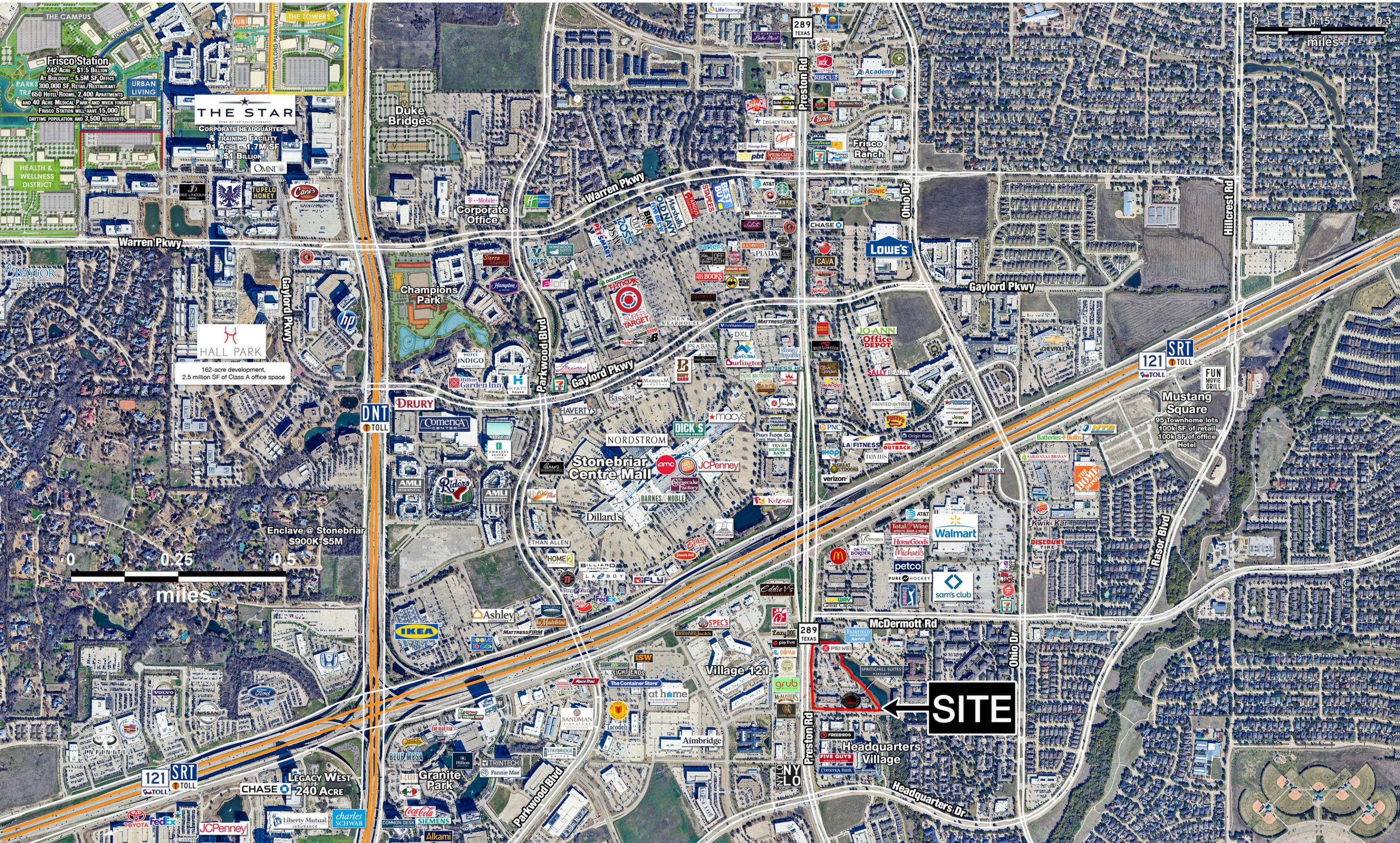
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

(214) 442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Addison Gragson

Sales Agent/Associate's Name

777480

License No.

agragson@weitzmangroup.com

Email

(214) 720-6625

Phone

Buyer/Tenant/Seller/Landlord Initials

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