Preston Ridge

Denton County | Dallas-Fort Worth-Arlington, TX | 792,351 Sq Ft

8549 Gaylord Parkway | Frisco, TX 75034

33.1039, -96.8102





Demographics	1 Mile	3 Miles	5 Miles
Population	11,870	118,970	327,997
Daytime Pop.	32,604	202,500	422,108
Households	6,130	48,487	123,712
Income	$145,643	$175,560	$188,403

Source: Synergos Technologies, Inc. 2024

Regional power center anchored by Nordstrom Rack, Best Buy, T.J. Maxx, Ross Dress for Less, Ulta Beauty & J.Crew Factory, drawing an estimated 10M+ annual visits (Placer.ai 2025)

Affluent and highly educated trade area with an avg household income of $175K+ and 65% that have a college education within 3 miles

Adjacent to Stonebriar Centre (1.7M Sq Ft), a regional mall anchored by Nordstrom, Macy's, Dillards, Dick's Sporting Goods & JCPenney with 11M+ annual visits, and within 2 miles of 415K Sq Ft Legacy West (Placer.ai 2025)

Strong daytime population of 202K+ within a 3-mile radius, plus nearby major offices for Toyota, FedEx Office, JCPenney, PepsiCo-Frito-Lay & Ericsson

High visibility from 56K+ vehicles daily on Preston Rd, 22K+ vehicles daily on Gaylord Pkwy & 19K+ vehicles daily on Warren Pkwy (Kalibrate 2025)

Surrounded by a dense population of 118K+ within a 3-mile radius



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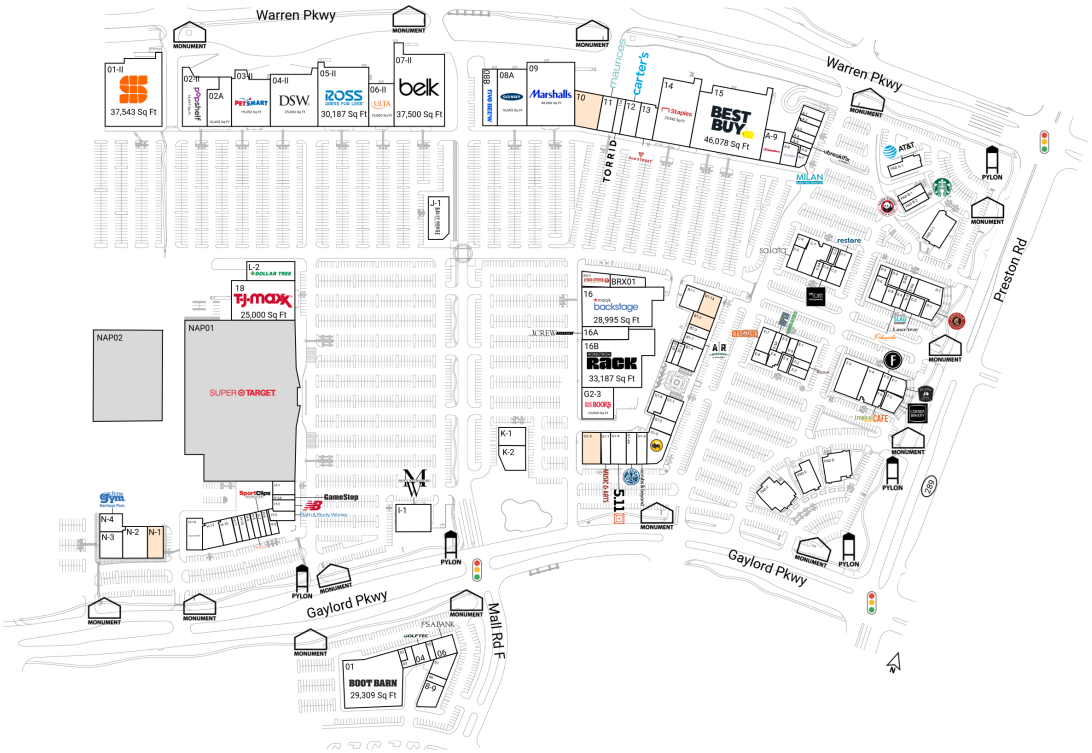
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Available Spaces

10	9,000 Sq Ft	360°
B1-1A	4,000 Sq Ft	
B1-2	3,000 Sq Ft	360°
G1-5	6,000 Sq Ft	360°
N-1	5,000 Sq Ft	360°

Current Tenants

Space size listed in square feet

01	Boot Barn	29,309
01-II	Sky Zone Indoor Trampoline Park	37,543
02	Jr's Tailor & Shoe Repair	800
02-II	pOpshelf	14,397
02A	Cloudbound	10,495
03	Halal Buns	1,800
03-II	PetSmart	19,353
04	GOLFTEC	2,800
04-II	DSW	25,000
05	Drones Plus	1,200
05-II	Ross Dress for Less	30,187
06	Jos. A. Bank Clothiers	4,050
06-II	ULTA Beauty	10,800
07	Red Hot Chilli Pepper	4,100
07-II	Belk	37,500
08	The Gyro Shop 1, Inc.	1,500
08A	Old Navy	16,665
08B	Five Below	8,363
8-9	Marc Samuels Jewelers	4,767
09	Marshalls	30,000
11	maurices	5,314
11A	Torrid	2,750
12	Carter's + OshKosh B'gosh	5,000
13	2nd Street USA	6,466
14	Staples	23,942
15	Best Buy	46,078
16	Macy's Backstage	28,995
16A	J.Crew Factory	6,062
16B	Nordstrom Rack	33,187
18	T.J. Maxx	25,000
A-1	Unify Financial Federal Credit Union	2,000
A-2	Kolache Heaven	1,320
A-3	OUDI	2,269
A-4	Dallas Designer Handbags	1,750
A-5	uBreakiFix	1,190
A-6	Sam's Cleaners	880
A-7	Milan Laser	1,200
A-8	America's Best Contacts & Eyeglasses	3,417
A-9	HobbyTown USA	6,400
B1-1	Dumpling House	4,182
B1-3	TTO Seoul Kitchen Cuisine	2,000
B1-4	Cotton Patch Cafe	4,500
B1-5	Sindbad Burger	1,500
B1-6	Warhammer	1,255
B1-7	AR Workshop	2,292
B3-2	Cold Stone Creamery	3,076
BRX01	Brixmor Regional Office	4,672
C-1	Restore Hyper Wellness + Cryotherapy	2,650
C-2	Salon Di Lusso	2,050
C-3	Evolve Boutique Salon	1,000
C-4	Luxury Surfaces by Acue Marmon	1,450
C-5	Salata	2,650
C-6	The Joint	1,353
C-6A	Unrefined Bakery	1,149
C-7	Amish Showcase	6,755
D-1	Chipotle Mexican Grill	2,420
D-2	LaserAway	2,520
D-3	Marble Slab Creamery	1,100
D-4	Pokeworks	1,500
D-5	Tea Memory	1,200
D-6	Biscuitville	3,000
D-7	Karahi Boys	4,502
D-8	Ultimate Sports Nutrition	1,788
D-8A	Vapor Lab	1,200
D-9	Heena Salon	1,926
D-9A	Purple Kiwi	1,200
E-1	Noodle One	2,960
E-2	Sourdough & Co.	1,305
E-3	Nritya Dance Academy	1,661
E-4	Capelli Salon	1,500
E-5	Hummus Republic	1,600
E-5A	The Drip Bar	1,200
E-6	Preston Ridge Dental	1,771
E-7	Blaze Pizza	3,375
E-8	Flames	1,735
E-9	Roll & Poke	1,725
F-1	Piada	3,000
F-2	Corner Bakery Cafe	3,039
F-3	Chennai Cafe	8,300
F-4	Milano Nail Spa	5,637
F-5	Floyd's 99 Barbershop	1,500
F-6	Tropical Smoothie Cafe	1,200
G1-1	Levant Barbecue	4,000
G1-2	Testosterone Centers of Texas	3,000
G1-3	Buffalo Wild Wings	6,200
G1-4	5.11 Tactical	5,000
G1-6	Scrubs & Beyond	3,256
G1-6A	Hand & Stone Massage and Facial Spa	3,287
G1-7	Music & Arts	3,000
G1-8	Arwa Yemeni Coffee	2,748
G2-3	Half Price Books	10,000
H-1	Happy Beauty	3,000
H-10	Maya Creamery	1,400
H-11	Accent Dental	1,600
H-12	Norma's Cafe	3,884
H-13	Fleet Feet Sports	5,040
H-15	Ramen Hakata Frisco	2,551
H-2	New Balance	2,500
H-2A	GameStop	1,104
H-3	Bath & Body Works	4,227
H-5	A+ Tailoring	1,244
H-6	Fabuluxe Nails & Spa	1,350
H-7	Sport Clips	1,350
H-8	Consumer Cellular	3,000
H-9	Perfume Galaxy	2,000
I-1	The Men's Wearhouse	9,450
J-1	Rally House	8,990
K-1	Sonoma Skin Works	5,000
K-2	Muchacho	6,000
L-2	Dollar Tree	9,120
N-2	Ascension Salon Suites: Next L	7,730
N-3	Chocho	6,000
N-4	The Little Gym	4,150
PAD A-1	AT&T	3,865
PAD B-1	Panda Express	2,500
PAD B-2	Starbucks	2,000
PAD C-1	Hudson House	6,620
PAD D	Kelly's Craft Tavern	7,246
PAD E	Umiya Sushi Seafood & Grill	4,997
PAD F	Rodeo Goat	7,600
NAP01	SuperTarget	0
NAP02	Apartments	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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