

Prestonwood Village is perfectly located in North Dallas in the newly renovated

Prestonwood Village Shopping Center

5403 Arapaho, Dallas, TX 75248



Multi-Tenant For Lease

Total SF: 16,730
Total Acres: 16.11
NNN Rate: \$7.59 Per SF

Prestonwood Village is perfectly located in North Dallas in the newly renovated and very quickly growing Prestonwood area. Just one block from the Dallas North Tollway on Arapaho Road, Prestonwood Village is part of the very popular, newly redesigned intersection of Knoll Trail and Arapaho Road on the Northeast corner.

Close to major retailers such as Wal-Mart, Circuit City, Barnes and Noble and Office Depot, Prestonwood Village offers the visibility and traffic your business needs.

Close to the Dallas North Tollway and the George Bush Turnpike.

Demographics

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	15,955	131,158	355,748
Households	9,560	62,901	153,973
Avg Household Income	\$76,421	\$91,826	\$91,692



Traffic Counts

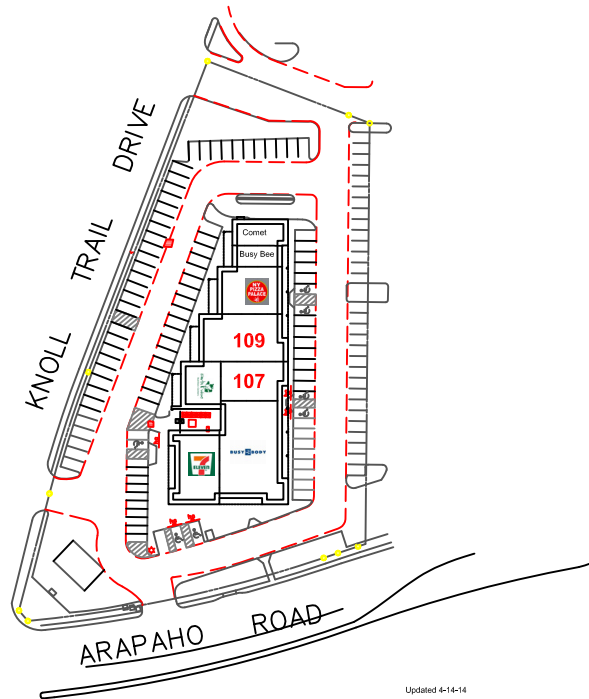
Dallas North Tollway	121,352 CPD
Arapaho Road	20,544 CPD
Year: 2017 Source: TXDOT	



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101	7-11	2,500 SF
103	Busy Body	5,144 SF
105	Earth Wise	1,280 SF
107	Available	1,196 SF
109	Available	2,683 SF
115	NY Pizza Palace	2,137 SF
117	Busy Bee Tailor	800 SF
119	Comet Cleaners	990 SF

Total Sq. Ft. 16,730

PRESTONWOOD VILLAGE

5403 Arapaho
Dallas, Texas 75248
Triple Nets: \$7.23

This site plan is presented solely for the purpose of identifying the approximate location and size of the building footprint. It is not intended to be used for any other purpose, including but not limited to, zoning, building, or other regulatory requirements. All dimensions, areas, and other information shown on this site plan are subject to change at the owner's discretion, except as otherwise expressly noted herein.

Updated 4-14-14

PRESTONWOOD VILLAGE

FUTURE DART RAIL

ARAPAHO RD

PRESTON RD / SH 289

BELT LINE RD



PRESTONWOOD VILLAGE



**FUTURE
APARTMENT SITE
APPROX. 4 ACRES**

ARAPAHO RD