



PRESTONWOOD MEDICAL OFFICE SHELL FOR LEASE

NW Quadrant of Belt Line Rd & Prestonwood Blvd – Addison / Dallas, Texas

15123 Prestonwood Blvd., Dallas, TX 75248



PROPERTY HIGHLIGHTS

- 3,300 SF lease space remaining
- 80% leased to medical practices
- Class-A Tuscan style building
- 62 parking spaces available
- Very competitive at \$16/SF + NNN!
- NNN estimate at \$8.20/SF

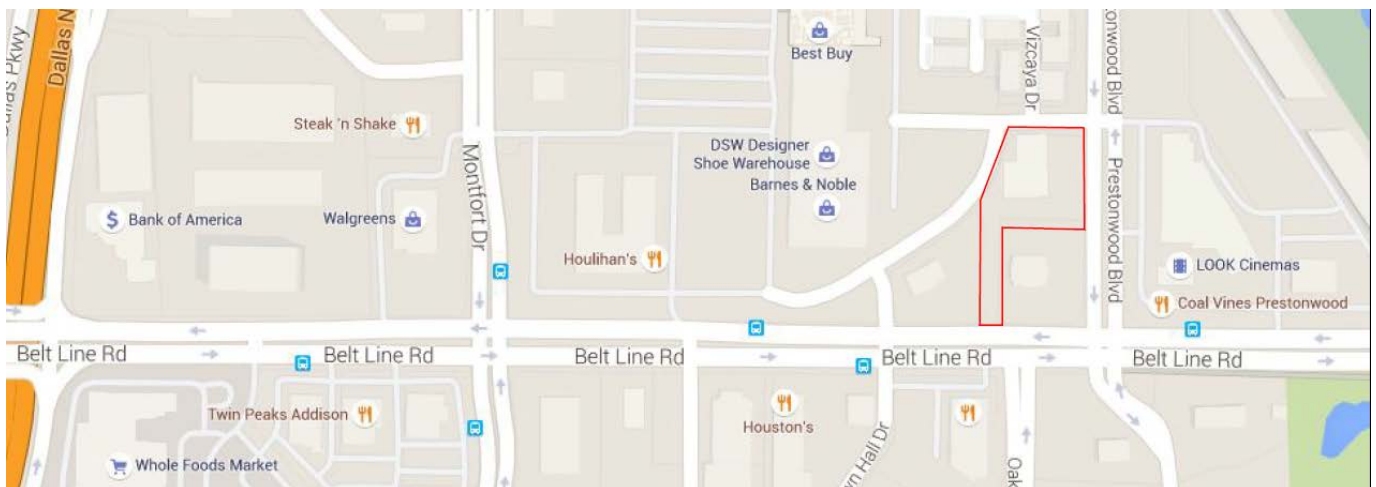
TRAFFIC COUNTS

Belt Line Rd: 70,163 VPD (2012)

Dallas North Tollway: 168,588 VPD (2012)

DEMOGRAPHICS

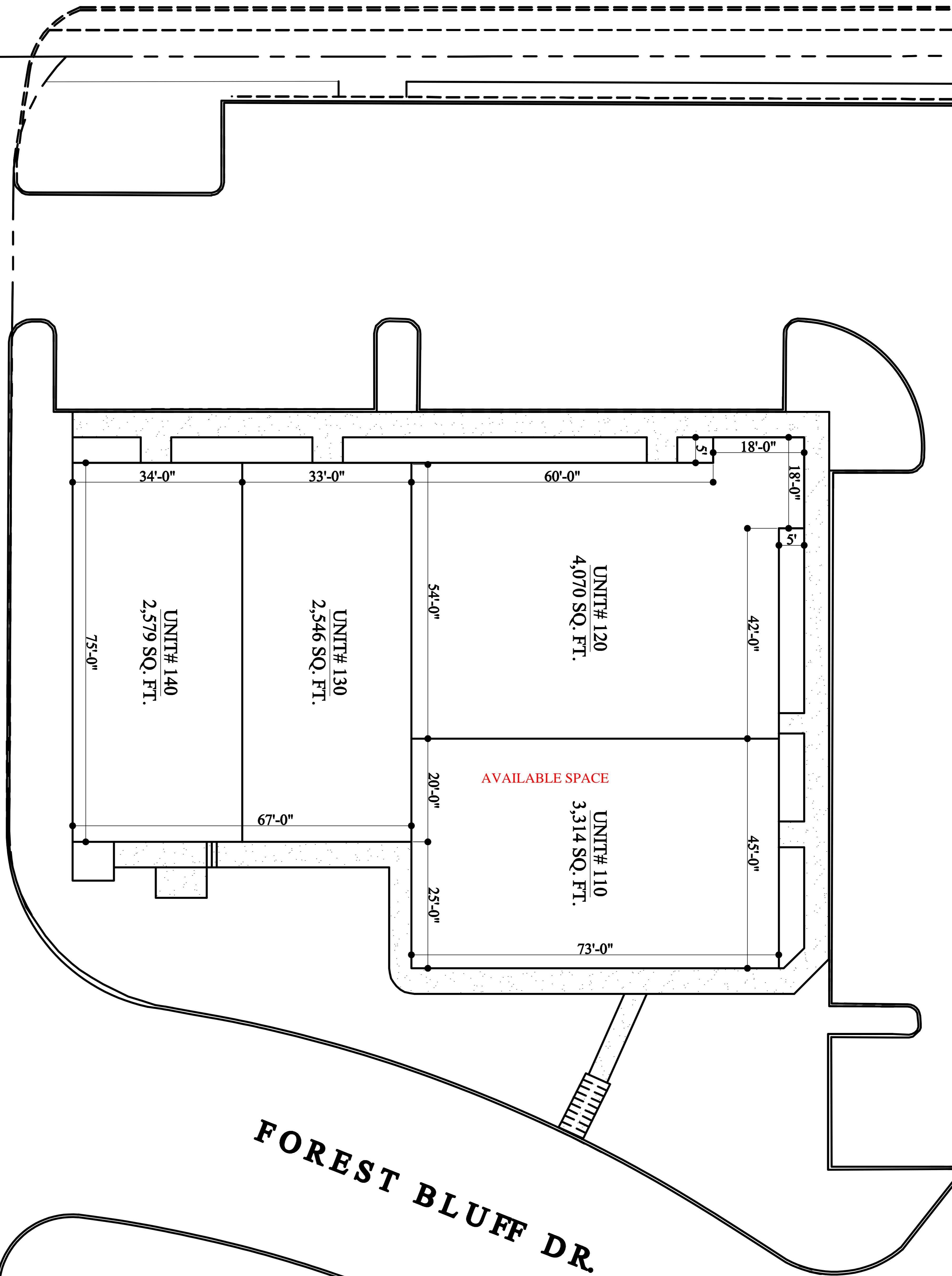
	1 MILE	2 MILES	3 MILES
Population:	24,274	52,990	123,320
Income:	\$76,254	\$90,911	\$97,175
Daytime Pop (Total):	43,671	120,963	222,337



For More Information:

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PRESTONWOOD BLVD.



PRESTONWOOD TOWN CENTER RD.

FOREST BLUFF DR.

NOTE: ALL DIMENSIONS ARE APPROXIMATE.