

**FOR LEASE**



**2595 PRESTON RD**

FRISCO, TX

**HENRY S. MILLER**

5151 Belt Line Rd, Ste 900  
Dallas, Texas 75254  
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**FRANK BULLOCK**

RETAIL DIVISION - EVP  
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e frankbullock@henrysmiller.com  
p 972.419.4019

**ANSON SWITZER**

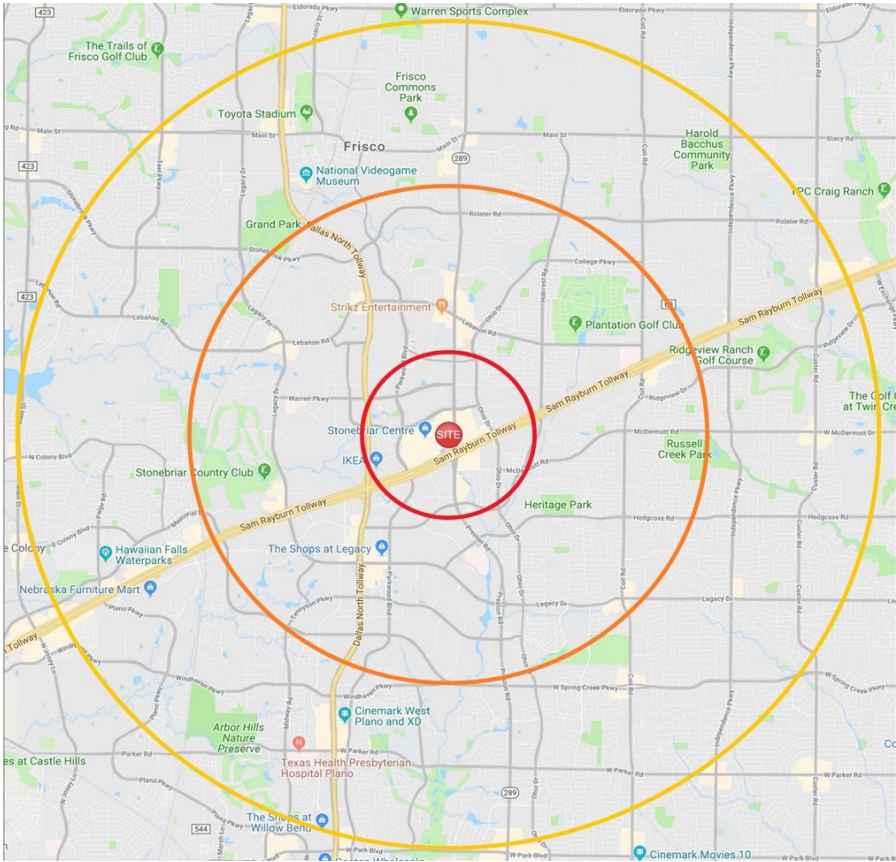
ASSOCIATE - RETAIL  
Henry S. Miller Brokerage

e ansonswitzer@henrysmiller.com  
p 972.386.1409



**HENRY S. MILLER**

2595 PRESTON RD **PROPERTY INFORMATION**



**HIGHLIGHTS**

- ♦ Big Box space available facing Preston Rd.
- ♦ Adjacent to Stonebriar Mall, which is the 2nd highest grossing mall in DFW
- ♦ Great visibility and cross access to SH 121
- ♦ High daytime population over ± 100,000 within 3 miles

**LOCATION**  
2595 PRESTON RD  
FRISCO, TX

**BUILDING SIZE**  
± 34,016 SF

**AVAILABLE**  
RETAIL/BOX SPACE ±1,500 SF - 17,522 SF  
OFFICE ±4,420 SF (will divide)

**YEAR BUILT**  
2001

**PRICE**  
Contact Anson Switzer or Frank Bullock

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est. Population	12,608	106,835	303,556
Avg .HH Income	\$85,798	\$134,202	\$142,360
Est. Households	6,933	44,742	117,901

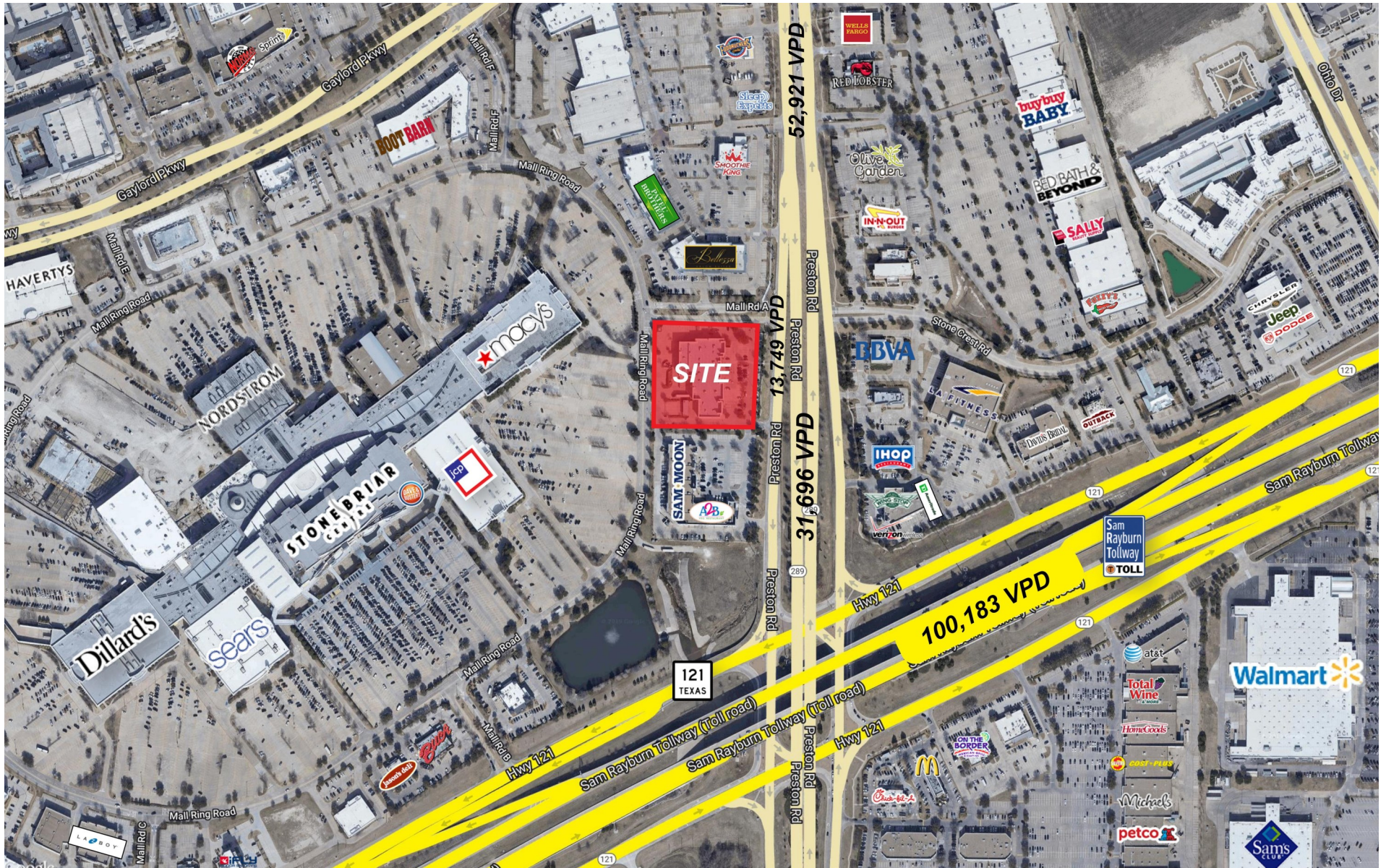
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## 2595 PRESTON RD AERIAL



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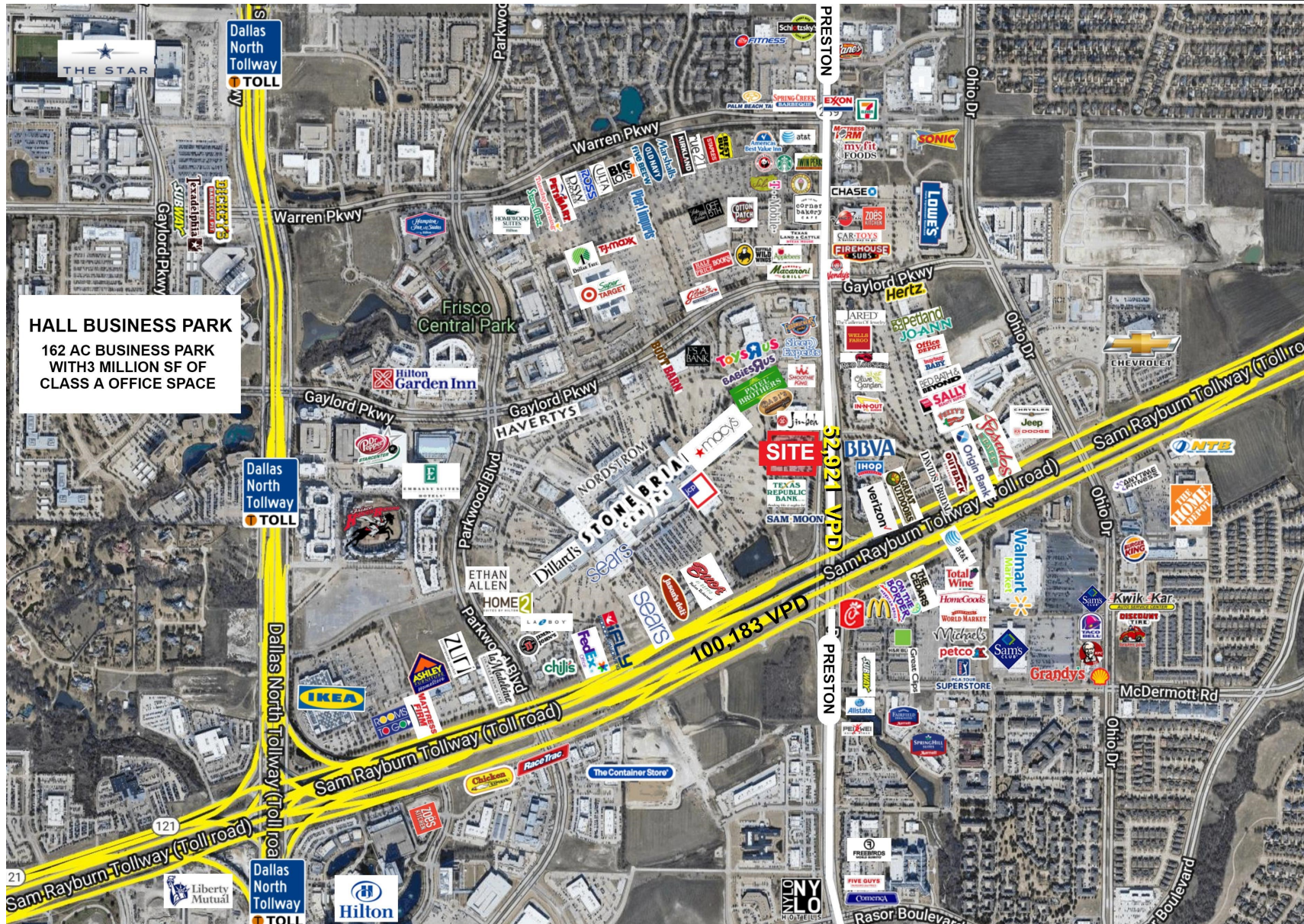
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## 2595 PRESTON RD AERIAL



**HALL BUSINESS PARK**  
162 AC BUSINESS PARK  
WITH 3 MILLION SF OF  
CLASS A OFFICE SPACE

### HENRY S. MILLER

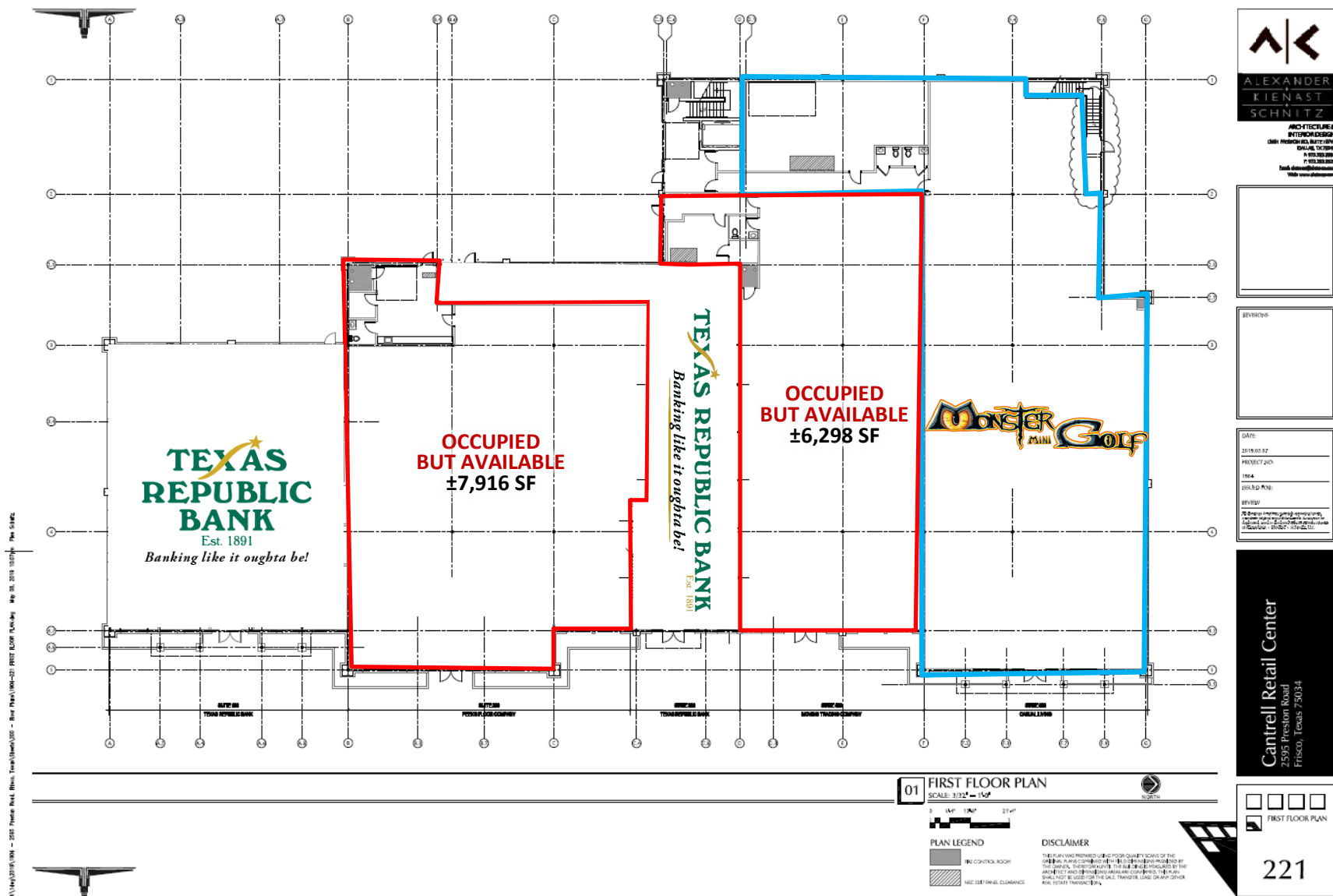
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2595 PRESTON RD FLOOR PLAN 1



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## 2595 PRESTON RD FLOOR PLAN 2 - OFFICE



### FEATURES

- ◆ Shared Office Space
- ◆ Executive Office Space
- ◆ Great Signage Opportunity facing Stonebriar Mall
- ◆ Easy Access

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