

STEWART CREEK PLAZA

FRISCO, TX | SWQ STONEBROOK PARKWAY AND PRESTON ROAD



Retail, Restaurant, Medical | This high-profile building on Preston Road has excellent access, including a dedicated left turn lane for the traffic heading northbound. Since Preston Road is a major thoroughfare in Frisco, the site is surrounded by many national and regional retailers as well as a huge amount of residential development. This is a great opportunity to lease an end cap space in a very active market!

DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2019 Population	88,423	261,975	520,542
2019 Daytime Population	103,394	292,593	498,106
2019 Average HH Income	\$128,905	\$139,570	\$134,536
2019 Median HH Income	\$103,755	\$115,307	\$109,055

TRAFFIC COUNTS:

Stonebrook Parkway: 19,046 VPD
Preston Road: 42,480 VPD

TYPE OF CENTER: STRIP

AVAILABILITY: 100% LEASED

NNN: \$9.00 PSF

LEASE RATES: PLEASE CALL

AREA RETAILERS:



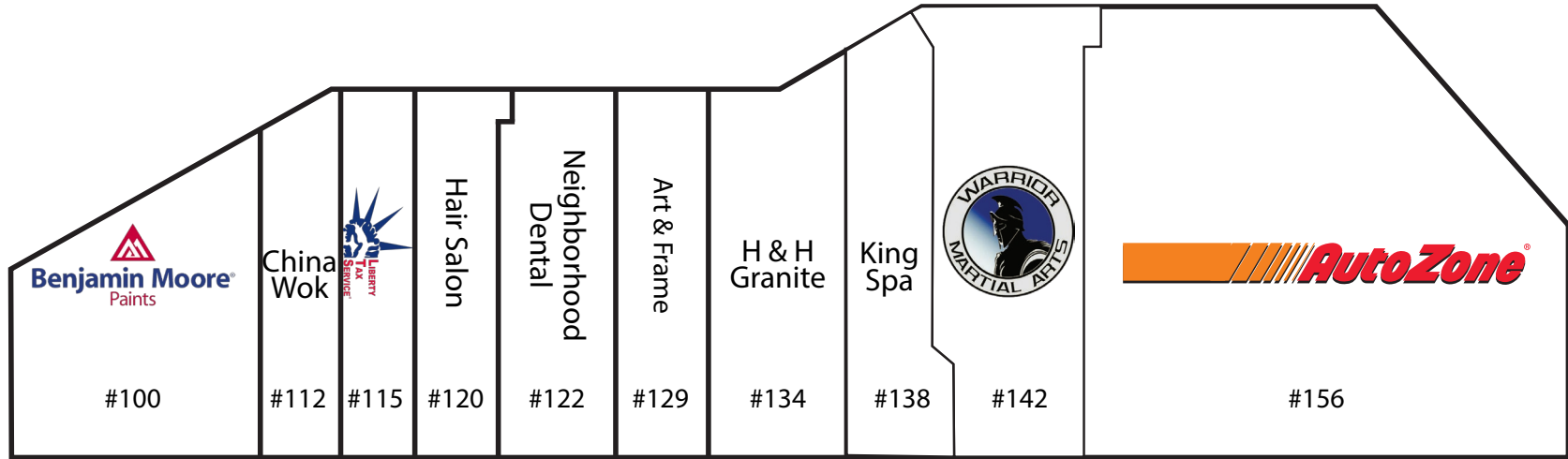
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TENANT MIX

Suite 100	Benjamin Moore	2,500 SF	Suite 129	Art & Frame	1,315 SF
Suite 112	China Wok	1,050 SF	Suite 134	H&H Granite	2,100 SF
Suite 115	Liberty Tax	1,050 SF	Suite 138	King Spa	1,233 SF
Suite 120	Hair Salon	1,190 SF	Suite 142	Warrior Academy	2,637 SF
Suite 122	Neighborhood Dental	1,636 SF	Suite 156	Auto Zone	7,400 SF

