

PRIME CORNER IN PRESTON CENTER

DALLAS, TX | BERKSHIRE LANE AND KATE STREET



CURRENT SIZE: 6,883 SF
[3,883 SF 1ST FLOOR + 2,999 SF 2ND FLOOR]

CAN BE COMBINED WITH
ADJACENT SPACES TO
CREATE SIZES BETWEEN
3,883 SF – 9,519 SF

AREA RETAILERS:



SOULCYCLE



Tom Thumb



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	12,987	136,665	428,330
2019 Daytime Population	24,490	197,362	650,513
2019 Average HH Income	\$290,929	\$170,247	\$131,053
2019 Median HH Income	\$164,080	\$82,072	\$74,847

TRAFFIC COUNTS:

Preston Road: 22,725 VPD
Northwest Hwy: 51,686 VPD

THE **retail** CONNECTION

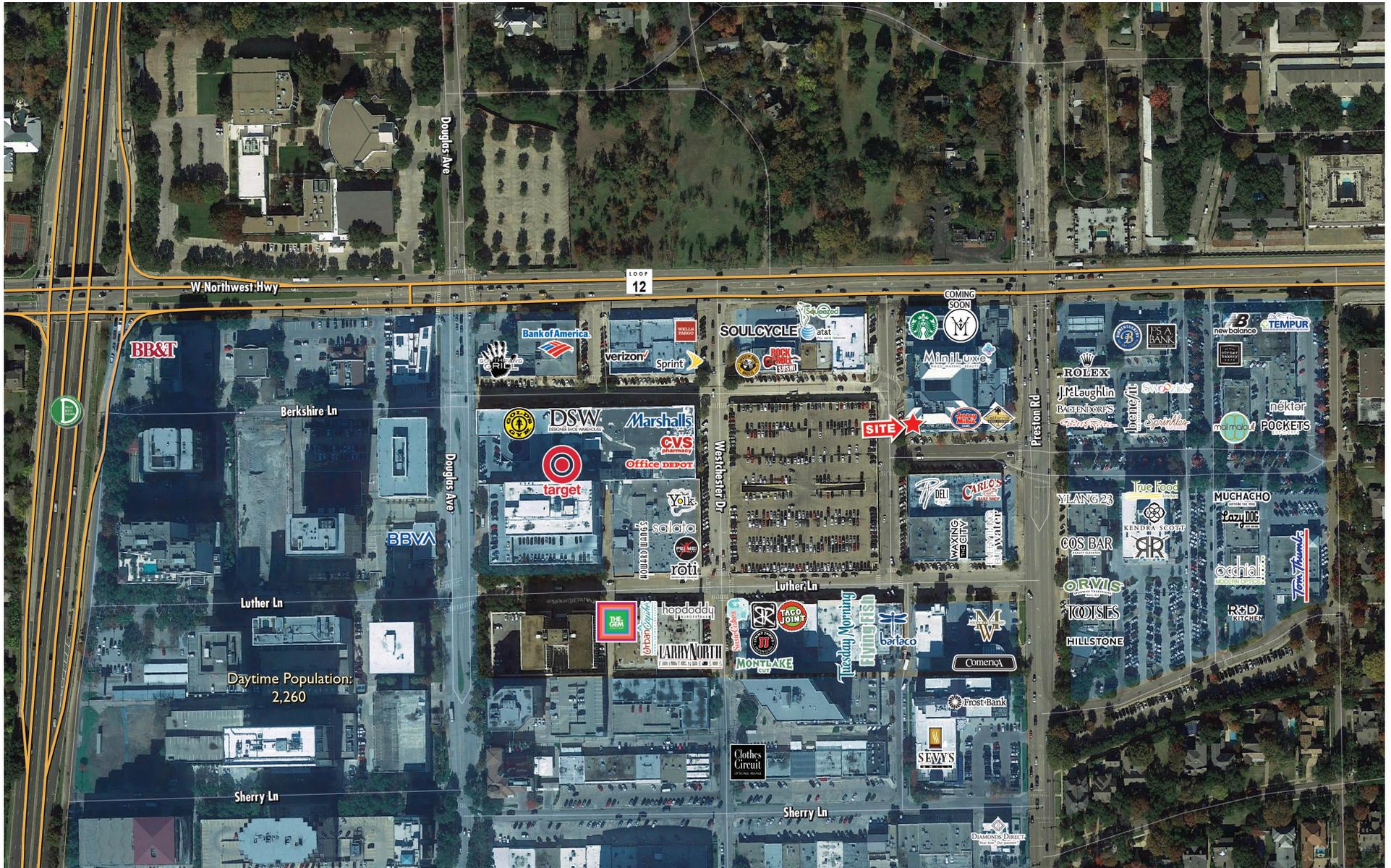
FOR MORE INFORMATION, PLEASE CONTACT:

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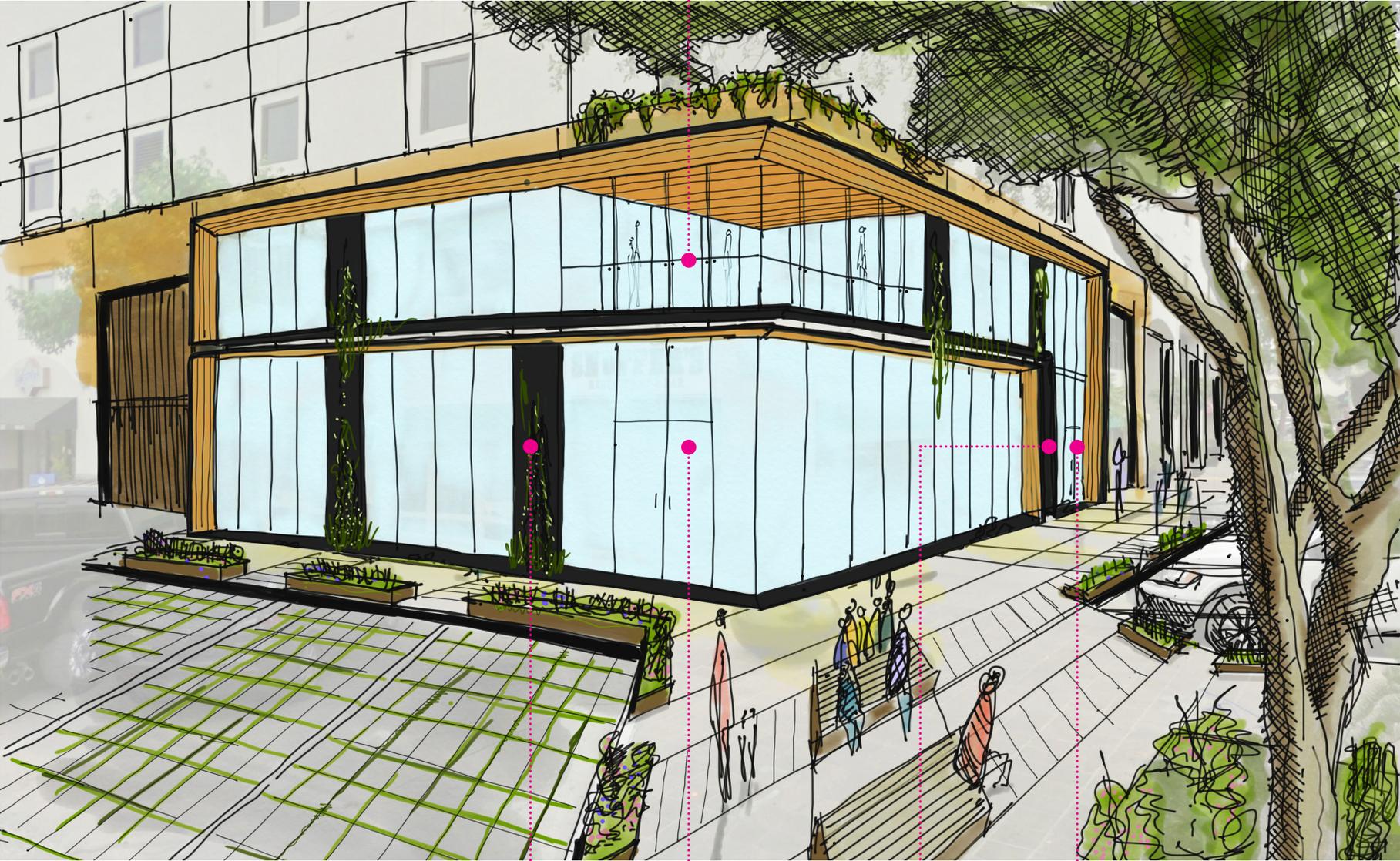
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BERKSHIRE PODIUM OPTIONS

TENANT B PATIO



HKS

TENANT A SIGNAGE

TENANT A ENTRY

TENANT B SIGNAGE

TENANT B ENTRY

OPTION 2

Single and double tenant scenario

THE **retail** CONNECTION

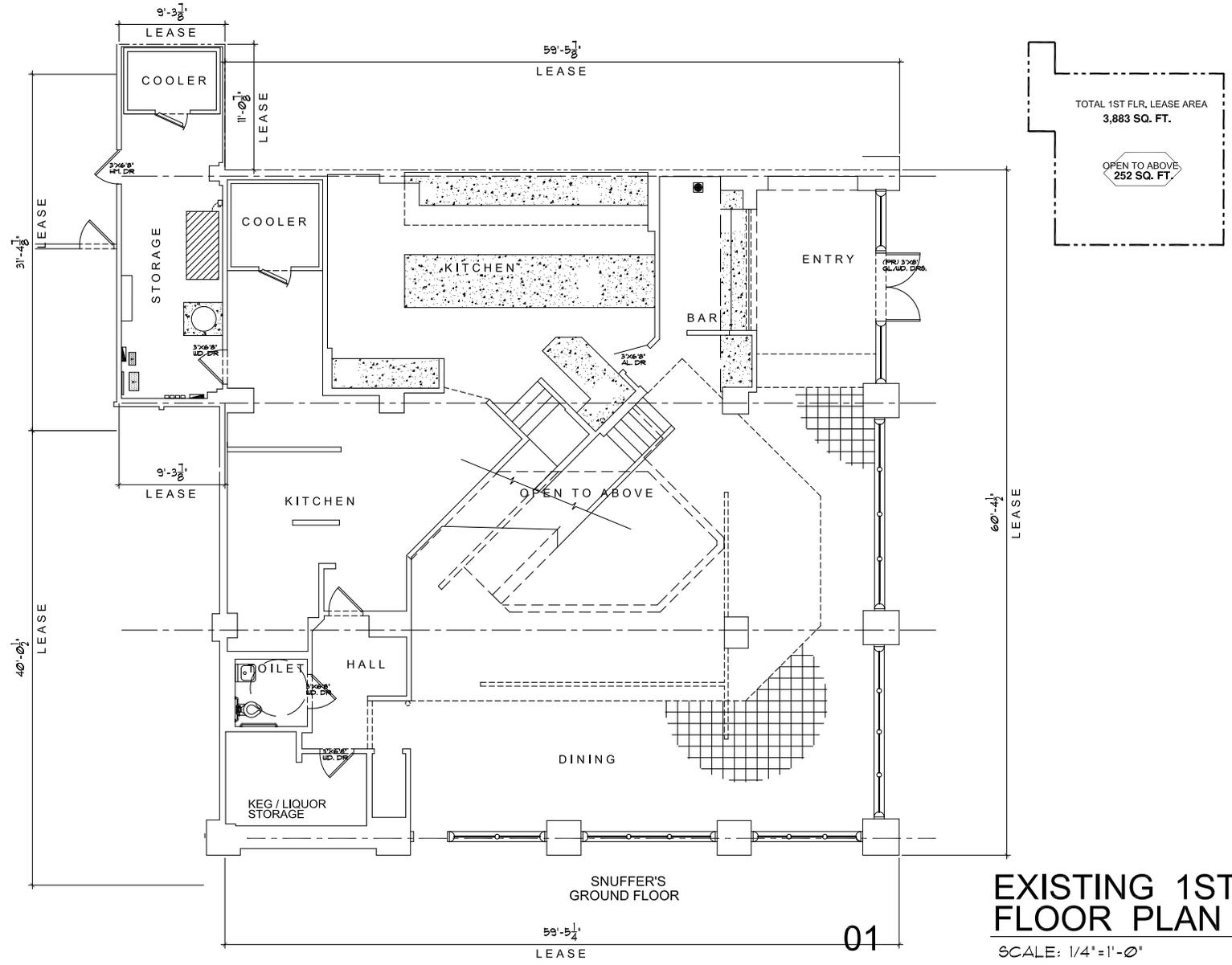
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EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



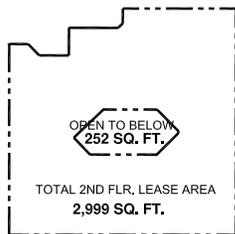
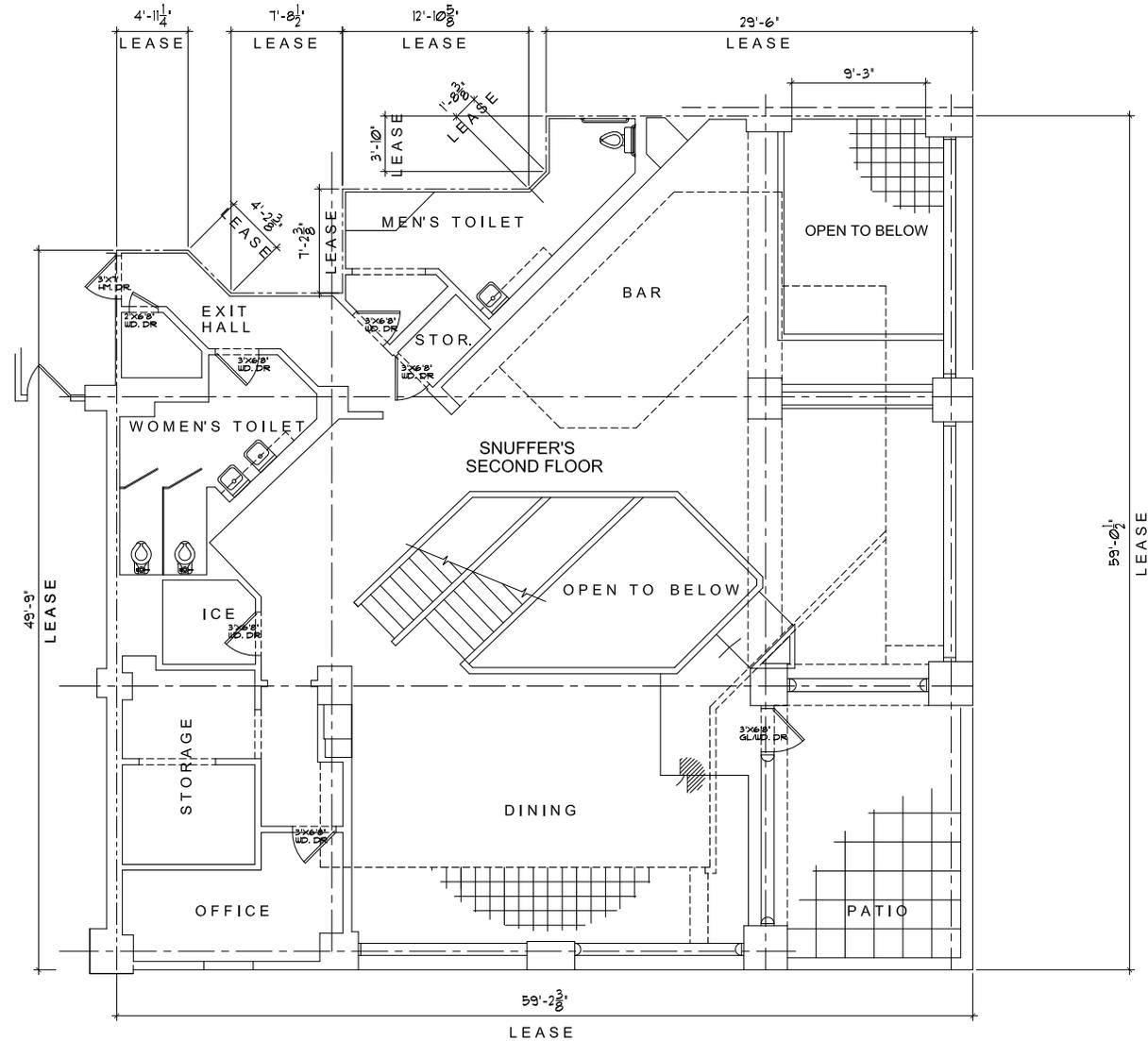
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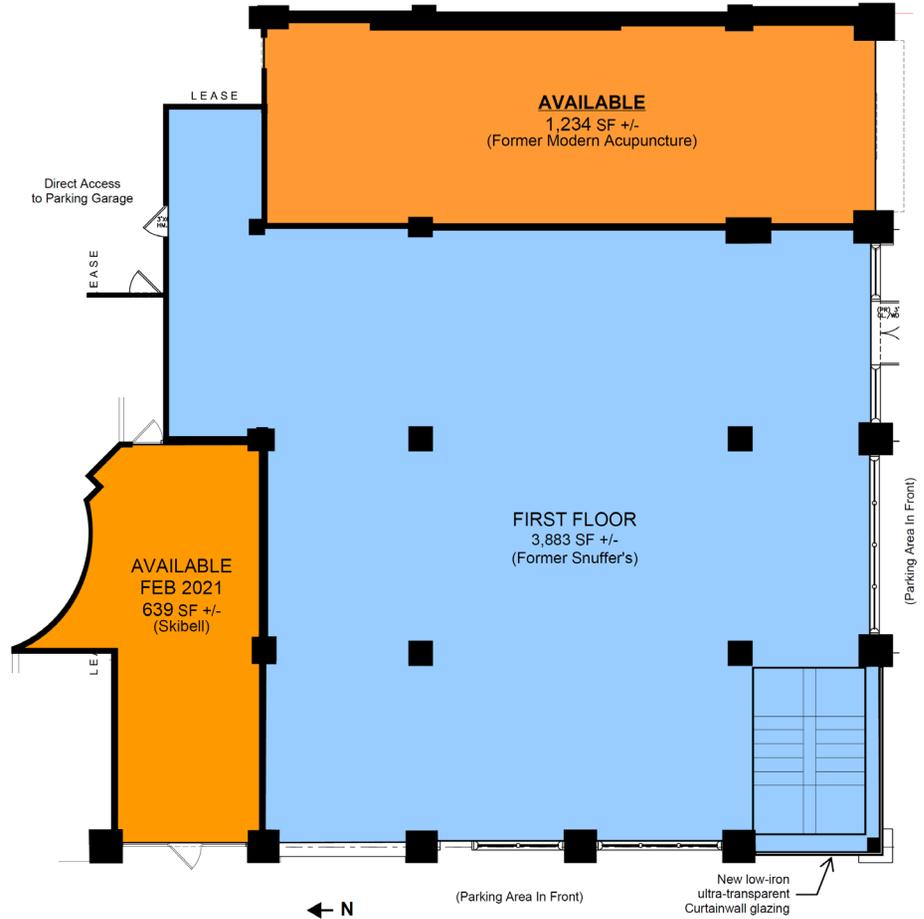
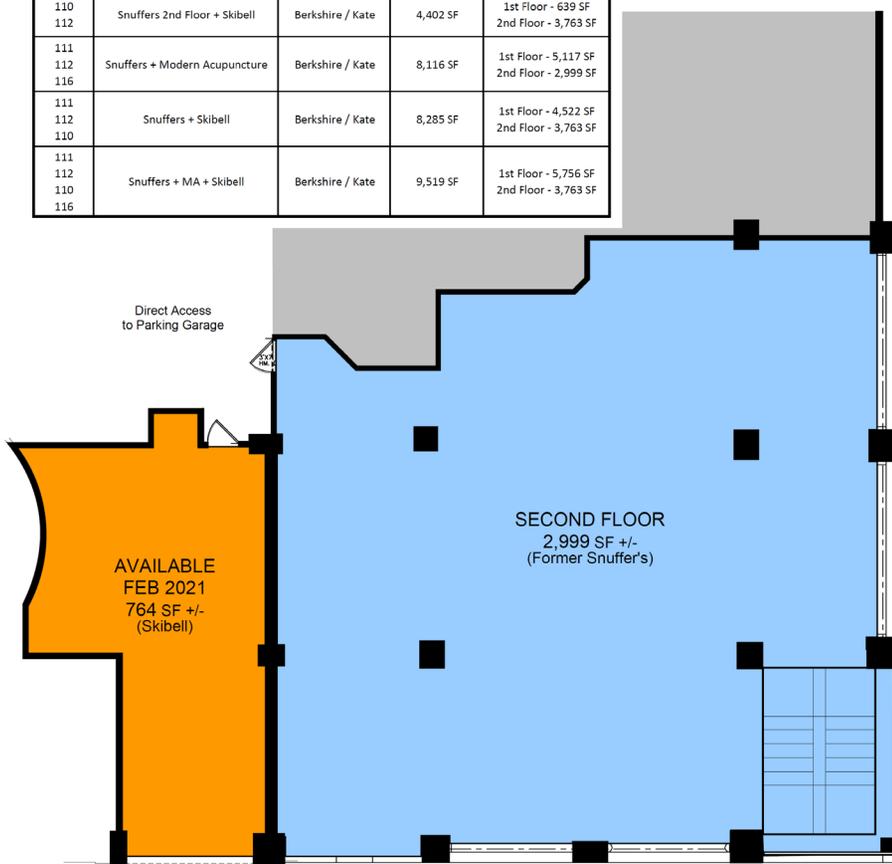
01 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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OTHER SF COMBINATIONS				
Suite	Former Tenant	Street	Total Size	Level(s)
111	Snuffers 1st Floor	Berkshire / Kate	3,883 SF	1st Floor - 3,883 SF
111	Snuffers 1st Floor + MA	Berkshire / Kate	5,117 SF	1st Floor - 3,883 SF 1st Floor - 1,234 SF
110 112	Snuffers 2nd Floor + Skibell	Berkshire / Kate	4,402 SF	1st Floor - 639 SF 2nd Floor - 3,763 SF
111 112 116	Snuffers + Modern Acupuncture	Berkshire / Kate	8,116 SF	1st Floor - 5,117 SF 2nd Floor - 2,999 SF
111 112 110	Snuffers + Skibell	Berkshire / Kate	8,285 SF	1st Floor - 4,522 SF 2nd Floor - 3,763 SF
111 112 110 116	Snuffers + MA + Skibell	Berkshire / Kate	9,519 SF	1st Floor - 5,756 SF 2nd Floor - 3,763 SF

Could be combined with adjacent spaces to create a number of size combinations.



Lease Space Concept

Berkshire Court | 8411 Preston Road

3/16" = 1'-0"

12 February 2020



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