

# SHOPS AT STONEBRIAR

2696 PRESTON ROAD, FRISCO, TX



## PROPERTY OVERVIEW




The Shops at Stonebriar is a Class A super regional shopping center located at the corner of Preston Rd. and Gaylord Pkwy. just north of 121 in Frisco. The property boasts a strong mix of national retailers and is supported by the powerful draw of the Stonebriar Mall, one of the top malls in the DFW Metroplex. With a location adjacent to the Stonebriar Mall and a short distance to the Dallas North Tollway, the property itself is situated in the heart of the trade area known as the \$5 Billion-Dollar Mile, one of the most dynamic development concentrations in the United States. Notable traffic drivers include: Target, Burlington, Dick's Sporting Goods, Nordstrom, Best Buy, Ulta, and a 24 screen AMC I-Max theater.

## TRAFFIC COUNTS

GAYLORD PKWY	22,241 VPD
PRESTON RD.	49,721 VPD
HIGHWAY 121	103,000 VPD

GLA: 181,371 SF    PARKING SPACES: 968    PARKING RATIO: 5.3 per 1,000 SF    WEB LINK: [jahrealty.propertycapsule.com/shopsatstonebriar](http://jahrealty.propertycapsule.com/shopsatstonebriar)

## DEMOGRAPHICS

2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	117,988	112,940	\$135,216
5 MILE	336,334	173,254	\$145,321

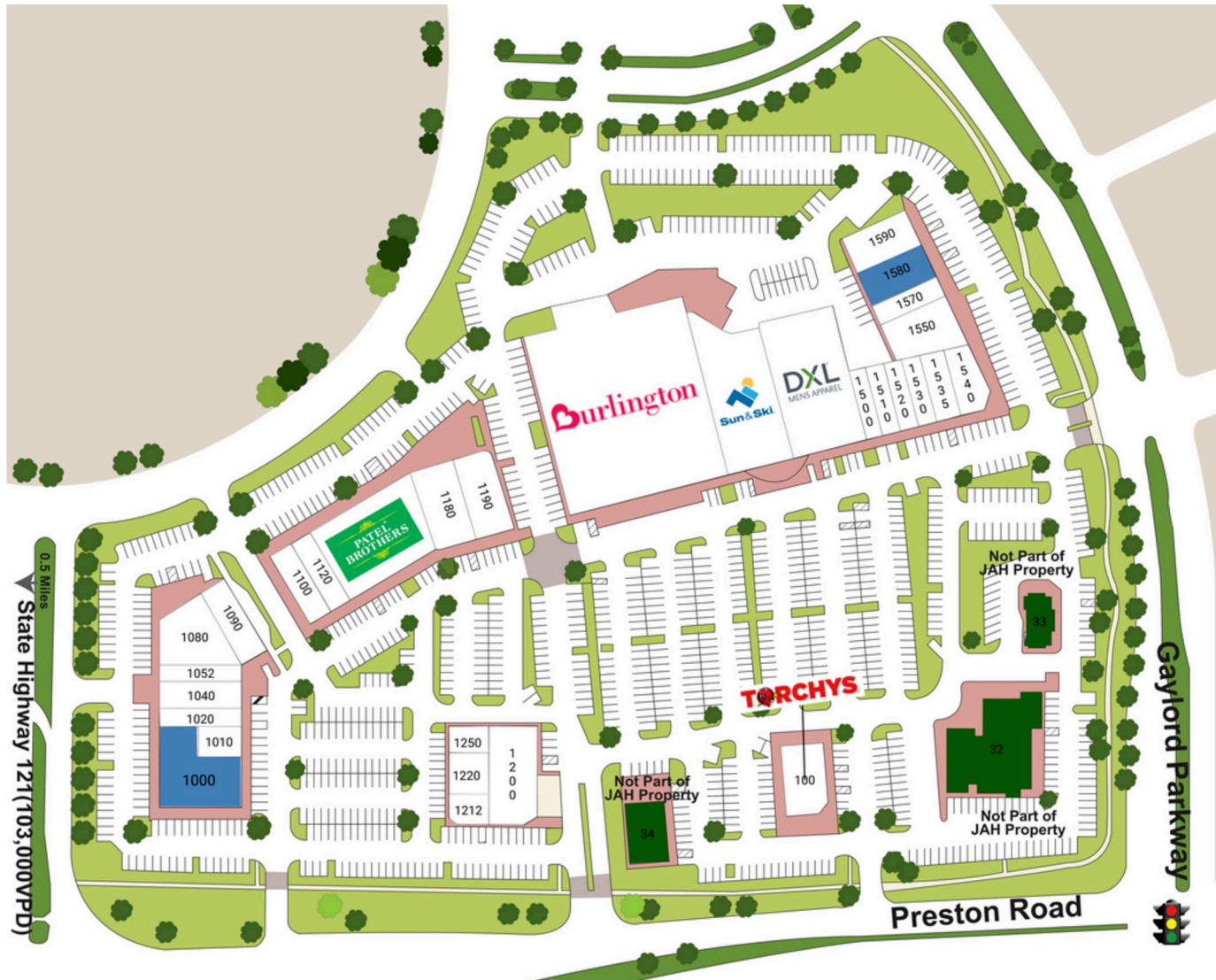
## LEASING CONTACT

**JAH REALTY**  
1717 Main Street, Suite 2600  
Dallas, Texas 75201  
P 214-220-0274  
[dfwleasing@jahco.net](mailto:dfwleasing@jahco.net)

# SHOPS AT STONEBRIAR

2696 PRESTON ROAD, FRISCO, TX

**JAH**  
REALTY



TENANT	SQFT
100 Torchys Tacos	4,512
1000 Paradise Grills	6,056
1010 Phone Medic	1,117
1020 Farm2Cook Meat Mar...	1,756
1040 Jinbeh Japanese Cu...	5,000
1052 Deccan Grill	2,015
1080 Bellezza Salon Sui...	9,335
1090 Big Dash Ice Cream	2,526
1100 Fadi's Mediterrane...	4,000
1120 Vivek Flowers	2,086
1130 Patel Brothers	16,038
1180 Uptown Cheapskate	5,098
1190 7 Notes	2,642
1200 Tanishq Jewelry	5,000
1212 Fitness HQ	2,253
1220 Smoothie King	1,035
1250 CaratLane	1,311
1400 Sun & Ski Sports	18,056
1450 DXL	13,856
1500 Texas Dental Spa	2,104
1510 Indian Attire	1,800
1520 Nalli Silks	1,850
1530 Faceinate Salon	1,572
1535 Make Expressions A...	2,400
1540 The Vitamin Shoppe	3,526
1550 Next Generation MMA	7,599
1570 Classy K-9 Cuts	1,530
1580 Winnie Couture	2,098
1590 Platia Greek Kouzina	3,000
2871 Burlington	50,200

■ Non-Controlled ■ Potential Availability

## LEASING CONTACT

JAH REALTY

1717 Main Street, Suite 2600, Dallas, Texas 75201 | 214-220-0274 | dfwleasing@jahco.net