SHOPS AT STONEBRIAR

2696 PRESTON ROAD, FRISCO, TX

JAH REALTY



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 at 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	22,366 VPD
PRESTON RD.	50,437 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

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	121,230	116,485	$152,259
5 MILE	341,379	177,918	$159,974

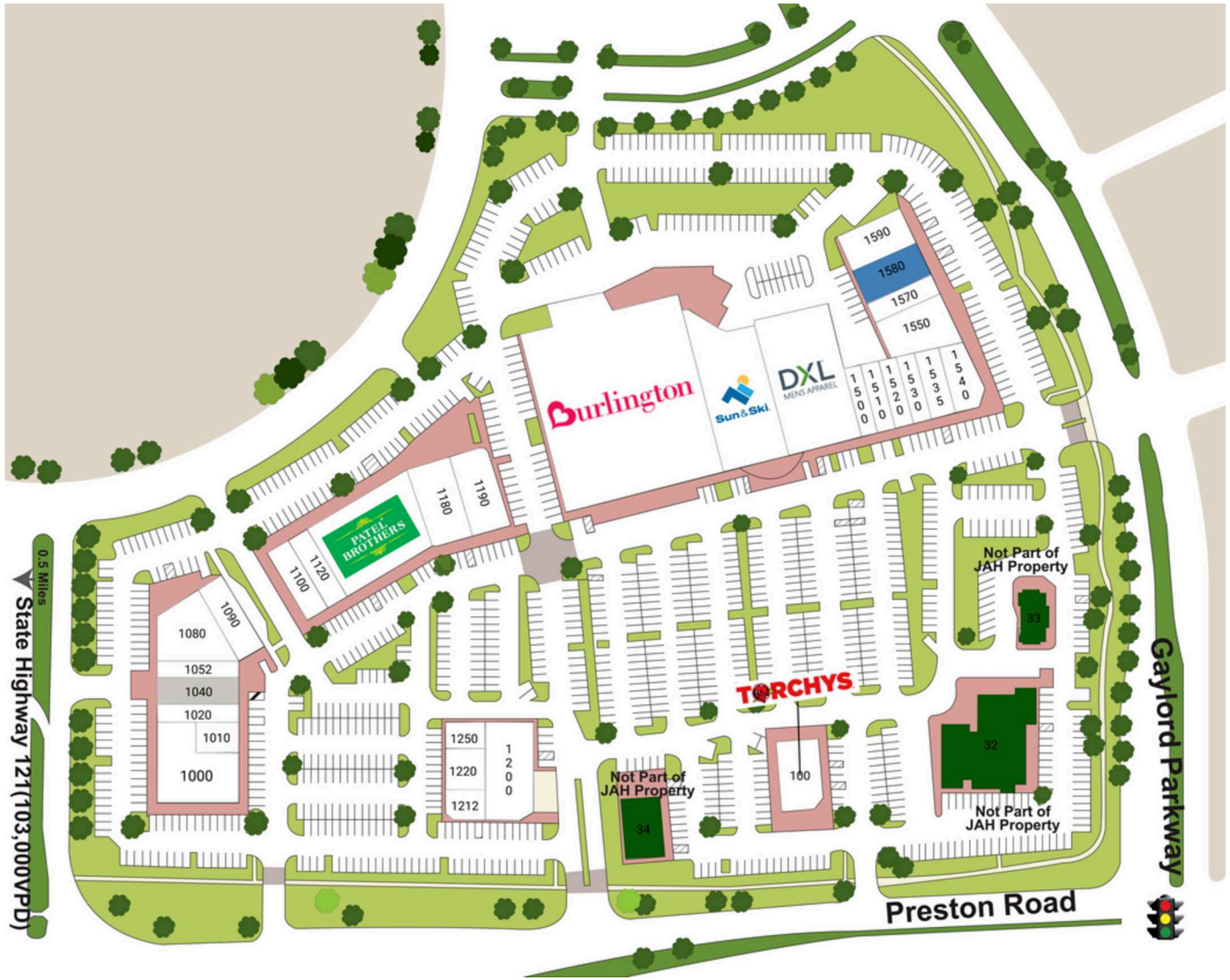
LEASING CONTACT

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	TENANT	SQFT
100	Torchy's Tacos	4,512
1000	Jabal Coffee	6,056
1010	Phone Medic	1,117
1020	Farm2Cook Meat Mar...	1,756
1040	Available	5,000
1052	HOCCO Indian Kitchen	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 Availability Potential Availability

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