# **SHOPS AT PRESTON PARKWAY** 1501 PRESTON ROAD, PLANO, TX





## **PROPERTY OVERVIEW**

The Shops at Preston Parkway is a highly trafficked neighborhood shopping center located at the northwest corner of Preston Road and West Plano Parkway exposing the center to approximately 100,000 vehicles per day. The property is positioned just half a mile to the south of one of the most dominant retail intersections in the metroplex and surrounded by household incomes exceeding \$120k in a three mile radius. JAH Realty acquired the shopping center in December 2021 and is planning to a number of upgrades. Nearby traffic generators: 7-Eleven, Nordstrom Rack, Starbucks, Walgreens, Baylor Scott White Plano, Trader Joes, Market Street Grocery, Chick-fil-A, and Whole Foods.

#### **TRAFFIC COUNTS**

PRESTON ROAD	66,548 V.P.D
W. PLANO PKWY	32,999 V.P.C

GLA: 62,394 SF

**ACRES:** 7.07 **PARKING SPACES: 196** 

WEB LINK: jahrealty.propertycapsule.com/shopsatprestonparkway

### **DEMOGRAPHICS**

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2024 Estimates	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	137,602	81,256	\$121,006
5 MILE	380,300	235,483	\$116,379

#### LEASING CONTACT

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

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**SQFT** 3,000

2,800 1,826

2,000 1,960 900

700 1,200

2,680 8,050

1,335

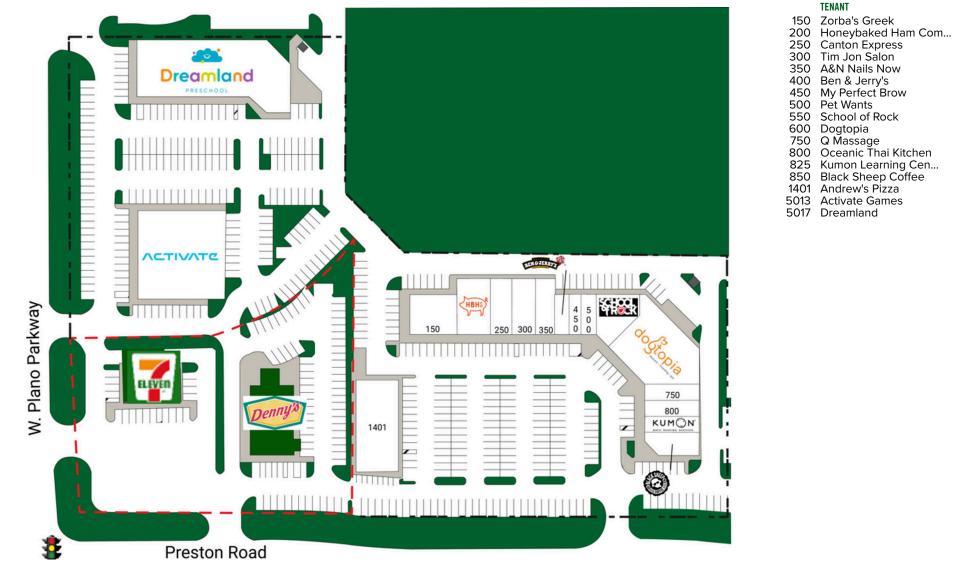
1,322 1,500

2,000

5,001

12,180

13,940



Non-Controlled

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