

# SHOPS AT PRESTON PARKWAY

1501 PRESTON ROAD, PLANO, TX

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REALTY



## 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  | 62,626 V.P.D |
| W. PLANO PKWY | 27,210 V.P.D |

GLA: 62,394 SF   ACRES: 7.07   PARKING SPACES: 196   WEB LINK: [jahrealty.propertycapsule.com/shopsatprestonparkway](https://jahrealty.propertycapsule.com/shopsatprestonparkway)

## DEMOGRAPHICS

| 2026<br>ESTIMATES |  TOTAL<br>POPULATION |  DAYTIME<br>POPULATION |  AVG. HH<br>INCOME |
|-------------------|---|---|---|
| 3 MILE            | 137,602   | 81,256  | \$121,006   |
| 5 MILE            | 380,300   | 235,483   | \$116,379   |

## LEASING CONTACT

### KURT BRADLEY

1717 Main Street, Suite 2600  
Dallas, Texas 75201  
P 214-294-5911 | C 310-384-4373  
[kurt.bradley@jahco.net](mailto:kurt.bradley@jahco.net)

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| TENANT                    | SQFT   |
|---------------------------|--------|
| 150 Zorba's Greek         | 3,000  |
| 200 Honeybaked Ham Com... | 2,800  |
| 250 Canton Express        | 1,826  |
| 300 Tim Jon Salon         | 2,000  |
| 350 A&N Nails Now         | 1,960  |
| 400 Ben & Jerry's         | 900    |
| 450 My Perfect Brow       | 700    |
| 500 Pet Wants             | 1,200  |
| 550 School of Rock        | 2,680  |
| 600 Dogtopia              | 8,050  |
| 750 Q Massage             | 1,335  |
| 800 Oceanic Thai Cuisine  | 1,322  |
| 825 Kumon Learning Cen... | 1,500  |
| 850 Black Sheep Coffee    | 2,000  |
| 1305 Available            | 5,376  |
| 1401 Andrew's Pizza       | 5,001  |
| 5013 Activate Games       | 12,180 |
| 5017 Dreamland            | 13,940 |

Availability

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# AERIAL MAP

