



Preston Lebanon Crossing

Frisco, TX

Dallas-Fort Worth-Arlington (TX)



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www.kimcorealty.com/113960



AERIAL



GROSS LEASABLE AREA (GLA)

240,647 SF

PARKING SPACES

1,162

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	EOS Fitness	50,000
2	Prodigy Dance and Performing	10,664
3	Kid to Kid	3,488
4	CiCi's Pizza	4,275
5	Karen Dillard College Prep	13,034
6	Available	3,648
7	Hobby Lobby / Mardels	81,392
8	Sprouts Farmers Market	26,043
9	Siena Massage	2,600
10	Simply Blessed Flowers & Gifts	2,883
14	Rich & Famous Nail Spa	2,938
15	Armstrong McCall	1,887
16	Sev Laser	1,666
17	Legacy Salons & Day Spa	9,921
18	Andy's Frozen Custard	1,500
19	OsteoStrong	1,450
20	Pet Supermarket	7,500
21	Monarch Dental	3,180
22	Available	1,857
23	Livingston Hearing Aid Center	1,725
25	First Watch	3,456
26	Lalo's Cocina Mexicana	2,540
27	Einstein Bros. Bagels	3,000
28	Dutch Bros. Coffee	862
K30	Available	1.13 ac
K31	Available	0.70 ac
K35	Available	0.83 ac
K36	Available	0.68 ac
K37	Available	0.75 ac

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside pick-up or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside pick-up or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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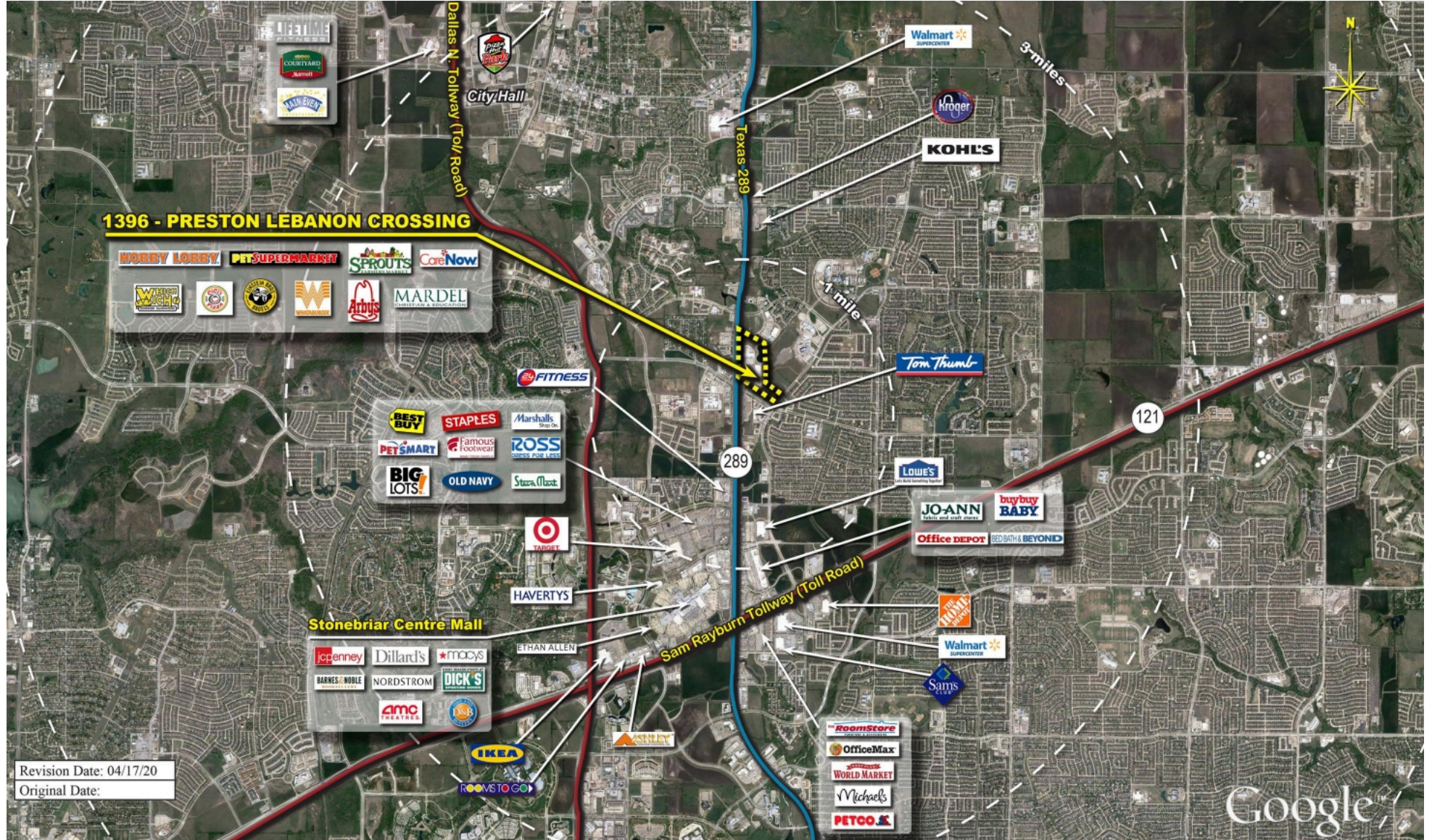
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Revision Date: 04/17/20
Original Date:

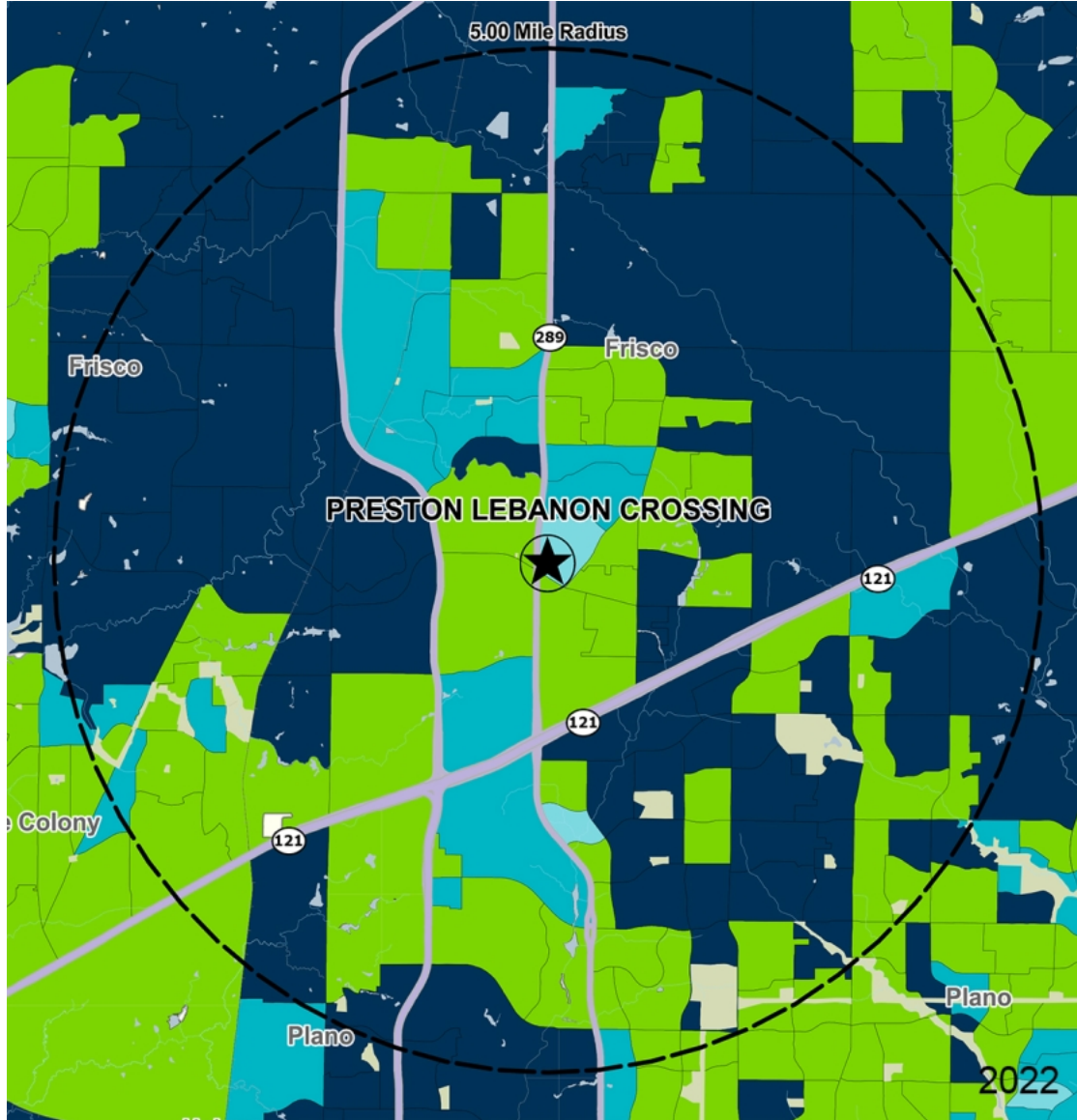
Google

COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,547	123,990	317,375
Daytime Pop	20,154	165,949	379,355
Households	5,499	48,100	115,196
Average HH Income	\$124,854	\$148,119	\$156,802
Median HH Income	\$104,356	\$117,575	\$124,559
Per Capita Income	\$47,199	\$57,482	\$56,941

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Preston Rd. & Lebanon Rd., Frisco, TX



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