



# Preston Forest Village

Dallas, TX

Dallas-Fort Worth-Arlington (TX)



**Douglas Schooley**  
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AERIAL



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GROSS LEASABLE AREA (GLA) 171,143 SF

PARKING SPACES 923

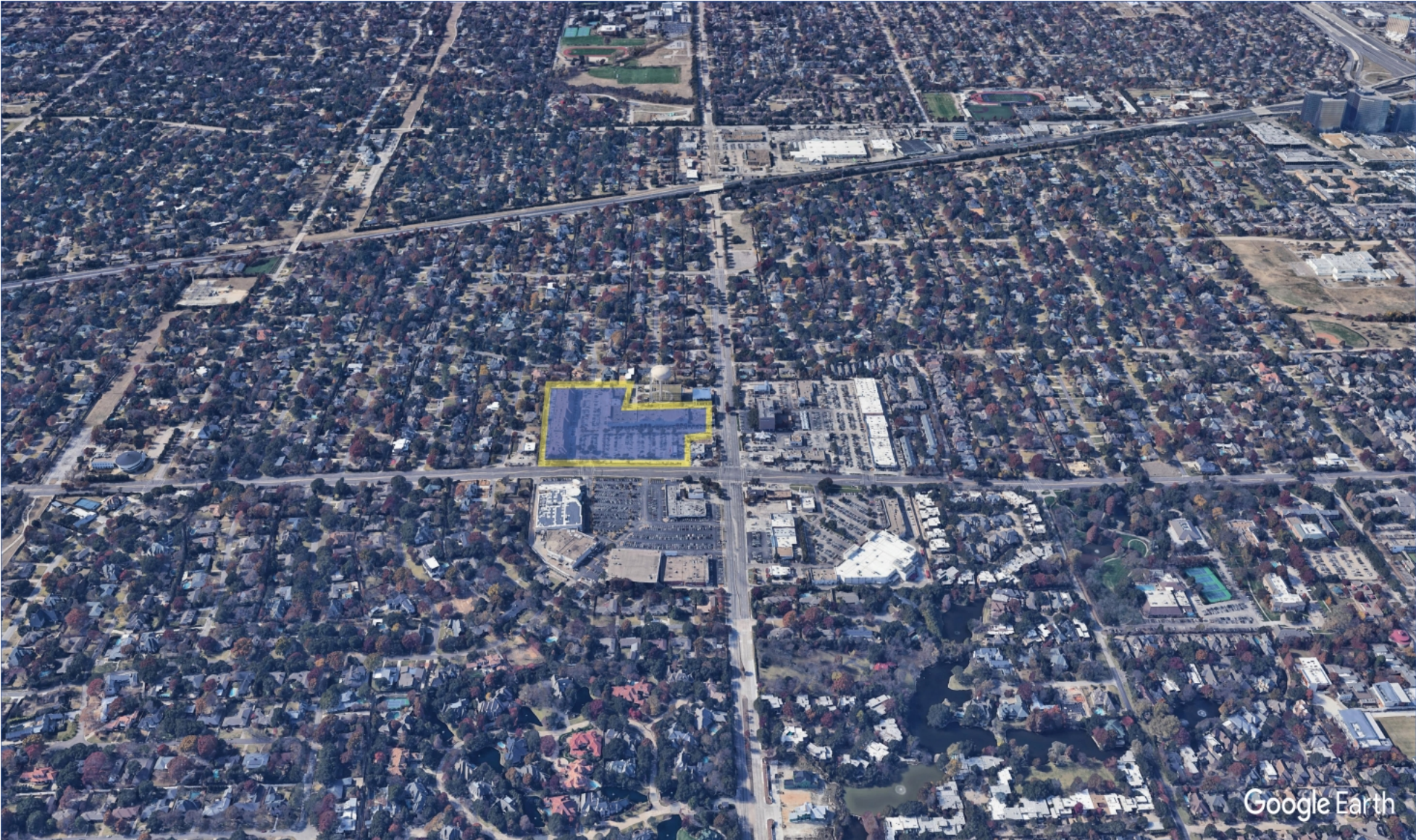
PARKING RATIO 5.39 per 1,000 SF



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[www.kimcorealty.com/115610](http://www.kimcorealty.com/115610)



DENSITY AERIAL

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■ Available    ● Curbside Pick-up



TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 City Vet	4,555	18 Genecov Orthodontics	1,840	35 Behavioral Innovations	4,000
2 Renzo Gracie Academy	5,200	19 Preston Hollow Dental Care	3,000	35A Code Ninjas	2,362
3 Escape the Room	3,409	20 Camp daveFit	2,574	36 Clotheshorse	7,722
4 Equanimity	1,525	21 Vista Physical Therapy	3,277	37 Rally House	10,800
5 Close To You	2,000	22 KU Sushi & Japanese Cuisine	1,940	38 Natural Grocers	15,130
6 Kids Garden Club	2,800	23 Maguires	4,857	40 CVS	16,799
7 InsZone Insurance Services	2,570	24 OD Wellness	1,977	41 FastFrame	1,296
8 David E. Weber, O.D., P.C.	1,099	25 Jersey Mike's Subs	1,205	42 Nails Now	1,296
9 TM Center	1,500	26 Penne Pomodoro	2,812	43 Dermani MedSpa	2,117
10 SmileRite	1,377	27 Mi Cocina	5,238	44 Leslie's Swimming Pool Supplies	3,215
11 La Lobe	1,450	28 Michael Raymond Salon	2,591	45 Thai Noodle Wave	1,440
12 Gray Piano Studios	4,155	29 Livingston Hearing Aid Center	2,040	46 Available	4,224
13 Nails of America	3,685	30 C2 Education Center	2,042	47 Available	900
14 The Bar Method	1,806	31 First Watch	3,505	48 Ziziki's	2,400
15 Texas Men's Health	1,378	32 The Now Massage	2,054	49 PNC Bank, National Association	1,891
16 Pediatrics After Hours	3,727	33 Dallas Audio Concepts	4,500		
17 H&R Block	3,269	34 City Vet	4,594		

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, curb-cuts 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, curb-cuts 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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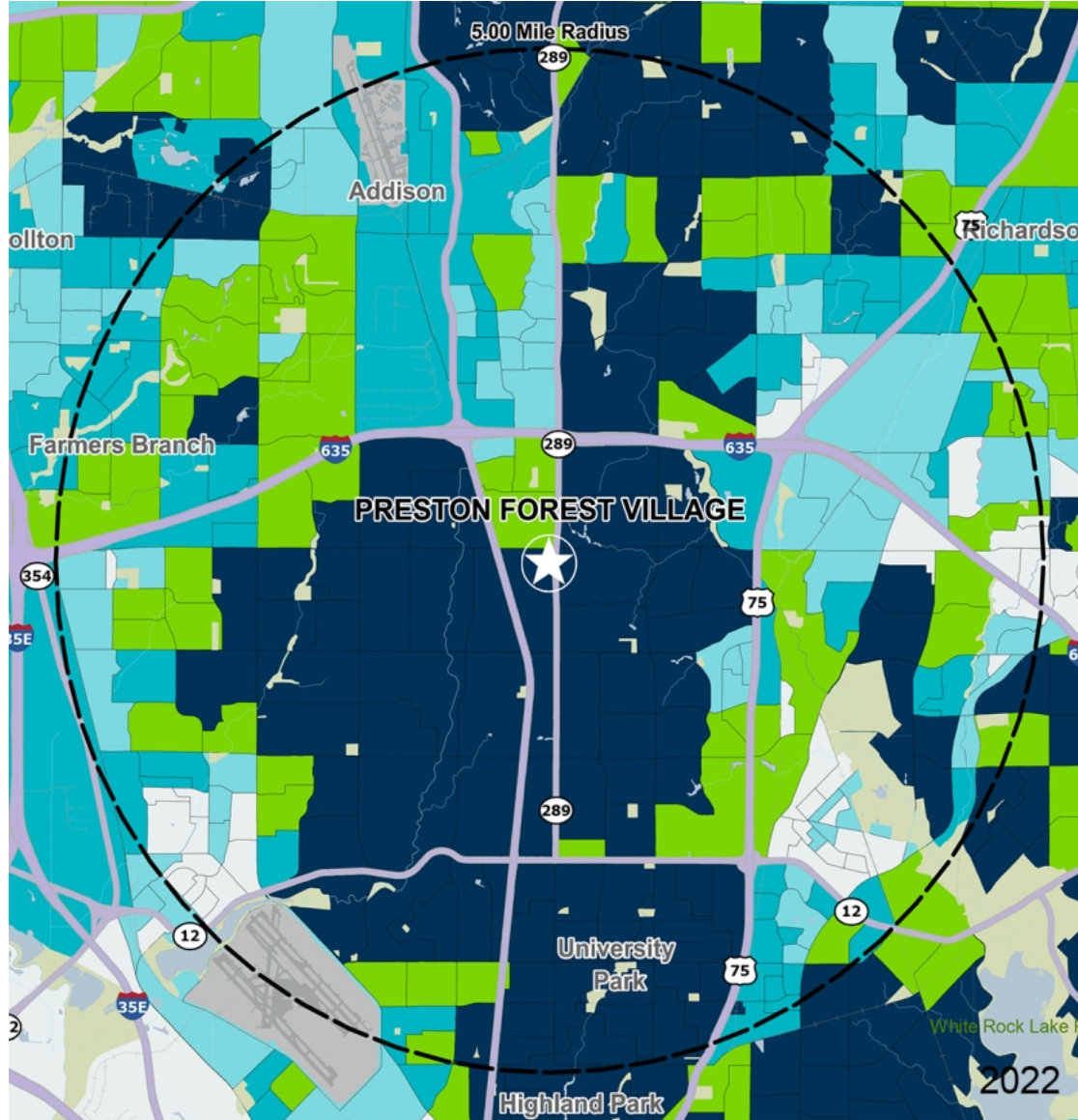
COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,411	109,397	395,363
Daytime Pop	13,549	219,921	638,308
Households	3,385	49,089	167,434
Average HH Income	\$301,119	\$160,480	\$131,392
Median HH Income	\$176,640	\$86,391	\$74,537
Per Capita Income	\$121,256	\$72,476	\$56,036

## 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. & Forest Lane, Dallas, TX



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