

Property Package



EBG
EUREKA BUSINESS GROUP



FOR LEASE

18816 Preston Road

Dallas, Texas 75252

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Retail Space

Executive Summary



Property Overview: Located on the highly sought-after Preston Road, one of the busiest and most visible corridors on the border between North Dallas and Plano, this premium commercial space offers unmatched potential for retail, medical, or office users. With its prime location, high traffic counts, and exceptional visibility, this property is designed to elevate your business.

Key Features: Located on the prestigious Preston Road and surrounded by thriving businesses, upscale neighborhoods, and convenient access to major highways. It offers exceptional exposure with high traffic counts and prominent signage opportunities to maximize visibility. The space is flexible for multiple business models. Modern amenities include premium flooring and stylish design, reflecting professionalism and sophistication.

Ideal Uses: This space is perfect for a retail showroom or boutique, medical practices such as dermatology, dental, or chiropractic offices, professional offices like law, accounting, or consulting firms.



Lease Information



Property Profile

Rental Rate:	Contact Broker
Service Type:	Modified Gross
Date Available:	30 Days notice
Built Out As:	Standard Retail
Space Use:	Retail
Lease Term:	Negotiable
Property Type:	Shopping Center
Walk Score:	Very Walkable!
Transit Score:	High: bus stop on curb

Located on the very busy Preston road just minutes from the George Bush Highway this location is just unbeatable!

Busy Preston Road location: 58,196 VPD

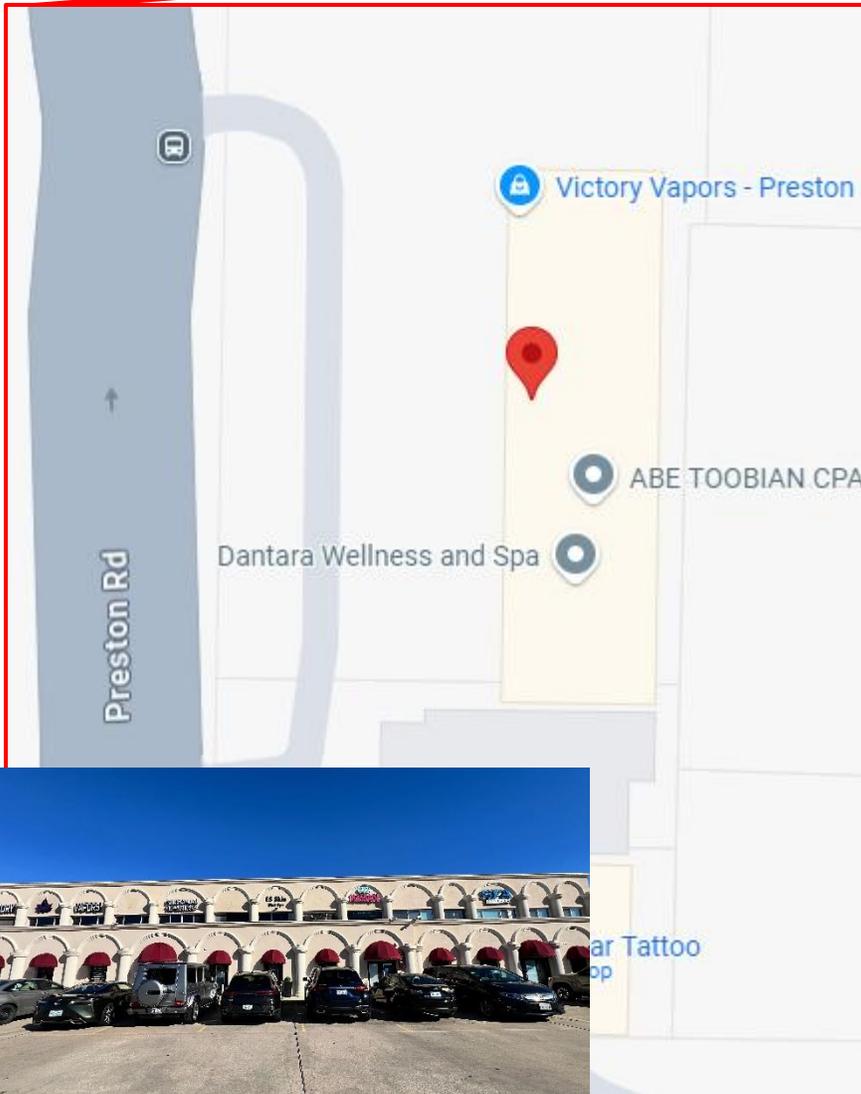
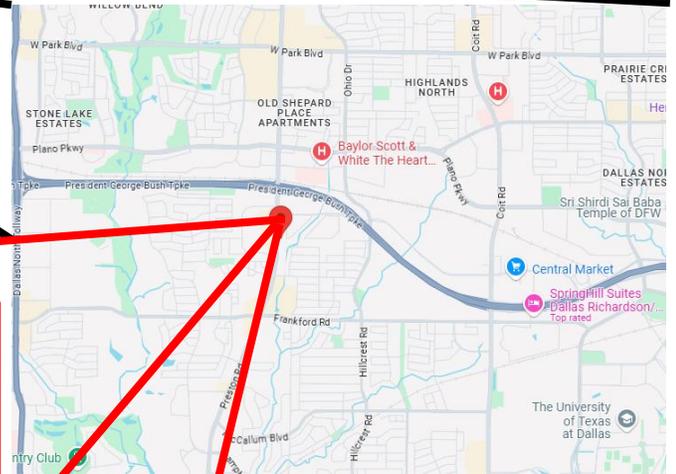
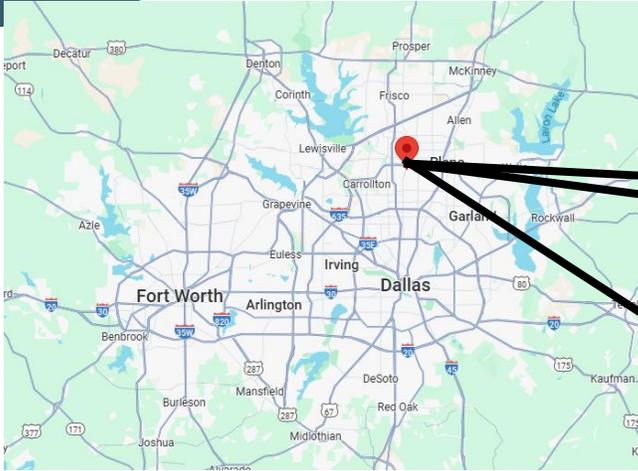


Pictures



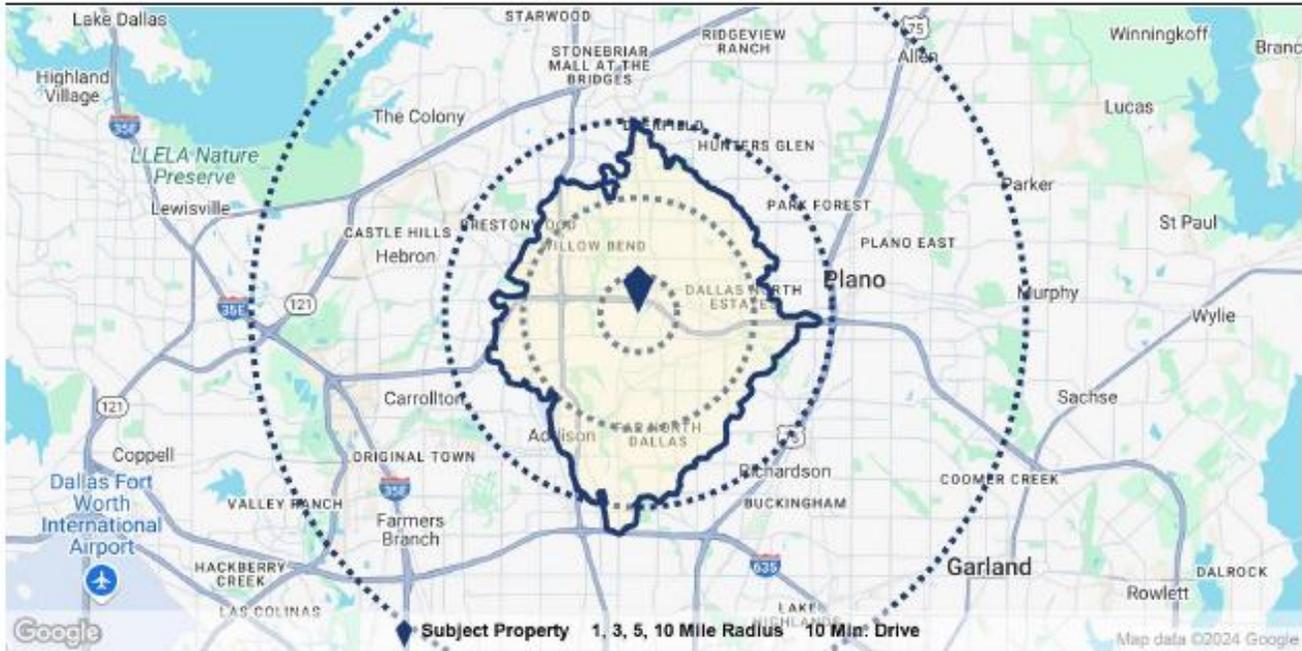
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Charting the Course for Retail Growth!

Location



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Demographics



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,966	139,981	393,119	1,339,540	254,225
5 Yr Growth	21.1%	16.8%	14.0%	12.2%	12.2%
Median Age	42	38	38	38	38
5 Yr Forecast	44	40	40	40	40
White / Black / Hispanic	61% / 13% / 12%	56% / 13% / 15%	53% / 14% / 19%	46% / 14% / 23%	52% / 15% / 18%
5 Yr Forecast	61% / 13% / 12%	56% / 14% / 15%	53% / 14% / 19%	47% / 14% / 22%	52% / 15% / 17%
Employment	13,133	84,691	255,178	802,267	143,634
Buying Power	\$673.5M	\$4.7B	\$14B	\$45.3B	\$8.7B
5 Yr Growth	18.8%	14.7%	13.6%	13.4%	11.3%
College Graduates	59.9%	56.0%	52.2%	47.4%	66.0%
Household					
Households	7,979	61,004	173,017	537,350	114,413
5 Yr Growth	21.4%	17.8%	14.3%	12.4%	12.4%
Median Household Income	\$84,409	\$77,849	\$80,848	\$84,277	\$76,018
5 Yr Forecast	\$82,613	\$75,761	\$80,332	\$85,049	\$75,286
Average Household Income	\$115,437	\$115,055	\$111,335	\$114,863	\$109,012
5 Yr Forecast	\$114,017	\$113,966	\$111,381	\$115,820	\$108,809
% High Income (>\$75K)	53%	51%	53%	55%	50%
Housing					
Median Home Value	\$472,317	\$465,782	\$400,046	\$387,310	\$444,600
Median Year Built	1987	1988	1987	1989	1988
Owner / Renter Occupied	45% / 55%	43% / 57%	42% / 58%	47% / 53%	38% / 62%



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Contact

For property inquiries or tour scheduling:



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