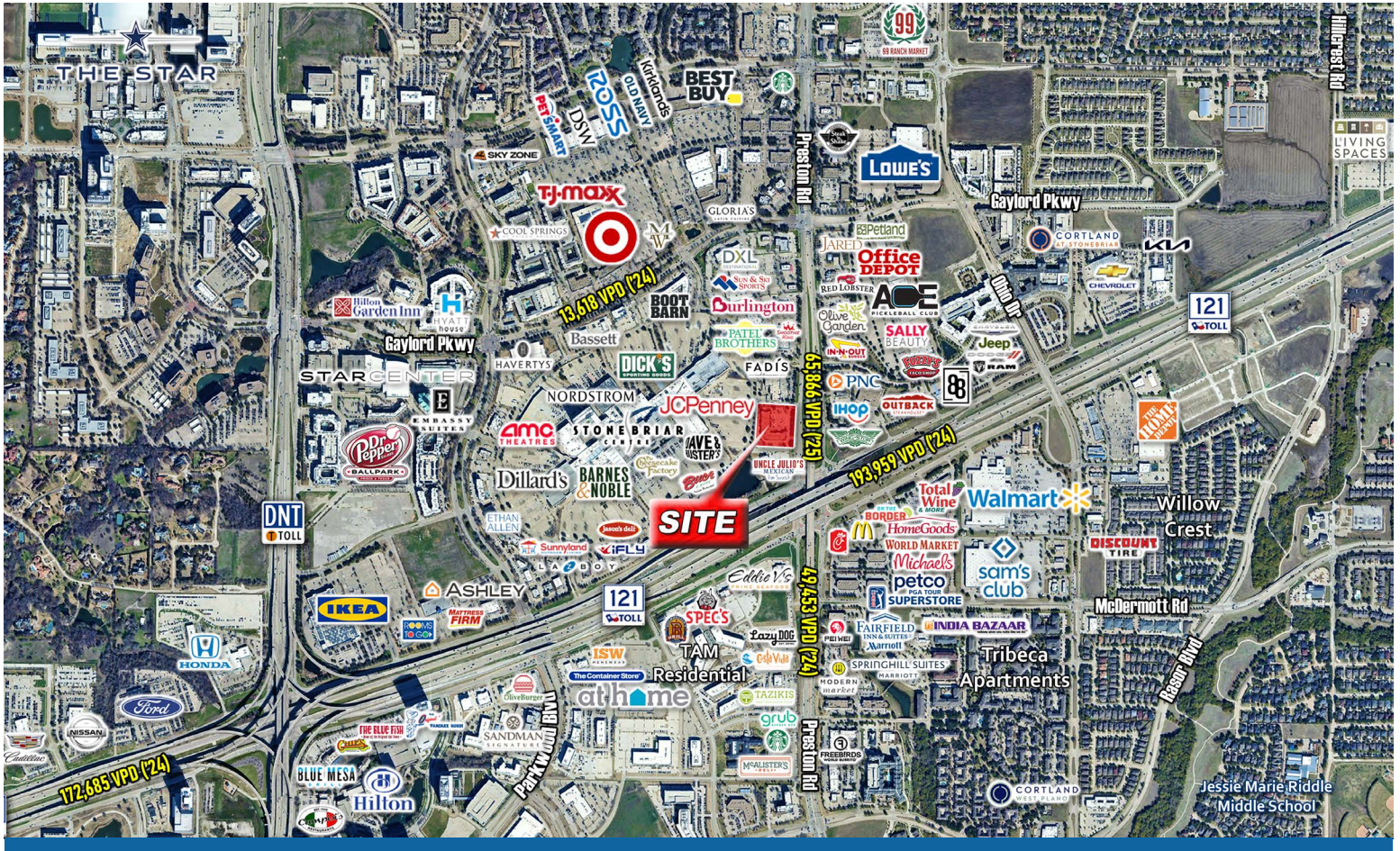




Sam Moon Anchored Retail Space For Lease

FRISCO, TEXAS

2449 Preston Rd
Frisco, TX 75034



DESCRIPTION: Located at the intersection of 121 & Preston Rd in Frisco, this site is located right in the heart of one of the most sought-after retail markets in DFW. The shopping center has great direct visibility and signage to Preston Rd, the main retail corridor in the market, experiencing over 65,886 cars per day. In addition, this site has valuable visibility to Stonebriar Mall's ring road. Stonebriar Mall is one of DFW's top performing malls, approximately 1.7 million square feet and a main traffic driver in the area bringing in over 12 million+ visitors to the area annually. Nearby major retailers include Burlington, Target, Nordstrom Rack, Home Goods, Walmart Supercenter, Sam's Club, Home Depot, Lowe's, and many more.

AVAILABLE: 5,987 SF In-Line Space

PRICING: Call for Pricing

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	15,396	111,288	315,504
2030 Proj. Population	17,520	116,944	331,788
Daytime Population	28,120	195,251	384,552
Average HH Income	\$129,873	\$166,375	\$177,654

TRAFFIC COUNTS:

Preston Road: 65,886 VPD
(City of Frisco 2025)
SH-121: 193,959 VPD
(TXDot 2024)

Megan Reynolds - 214.263.1433 – mreynolds@WincRetail.com

Kat Nash - 214.766.1591 - knash@WincRetail.com

Analise Slayton - 817.899.8041 – aslayton@WincRetail.com

Jennifer Reynolds - 214.244.0961 - jreynolds@WincRetail.com

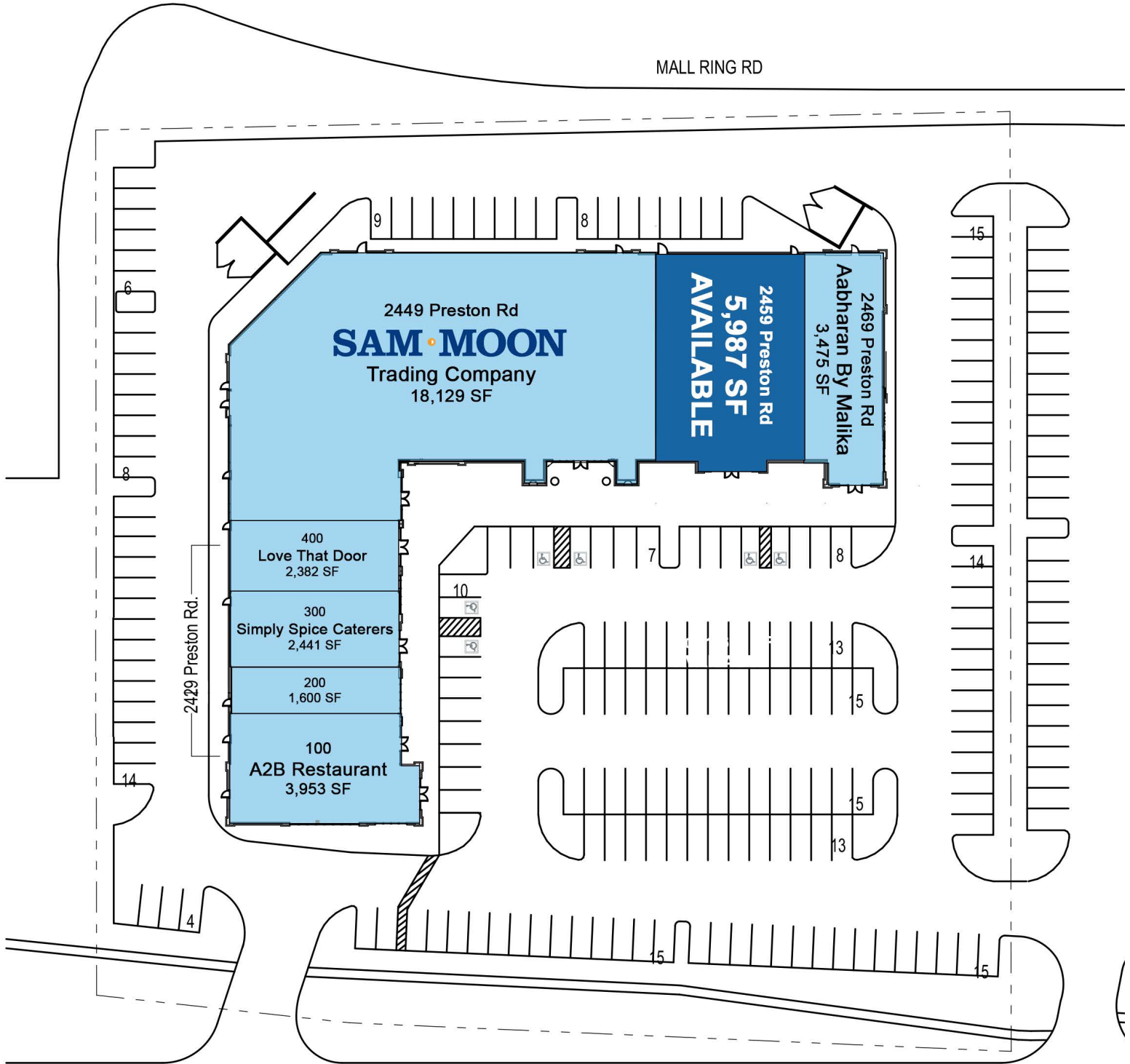
6521 Walnut Hill Ln | Dallas, Texas 75230 | WincRetail.com



Sam Moon Anchored Retail Space For Lease

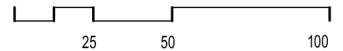
FRISCO, TEXAS

2449 Preston Rd
Frisco, TX 75034



Total Parking= 189 Spaces
Including 6 Accessible Parking

PRESTON RD.



1/64"= 1'-0"

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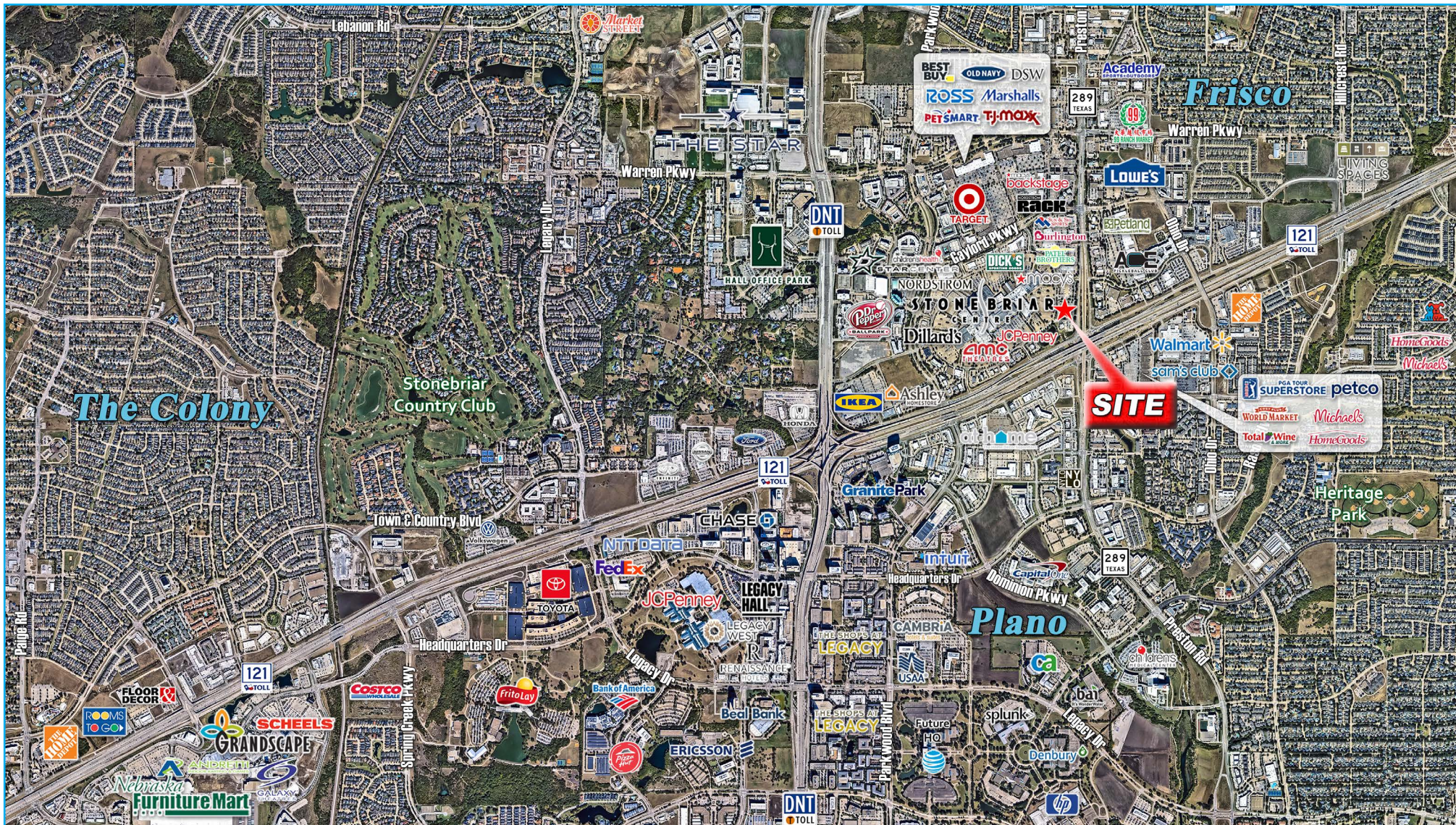
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