

PRESTON BELTLINE

SWC PRESTON RD. & BELT LINE RD. | DALLAS, TX

RETAIL & RESTAURANT SPACE AVAILABLE



AREA OVERVIEW

Preston Beltline Shopping Center is a well-established neighborhood shopping complex ideally situated in a strong, high density area in far North Dallas. Located at the southwest quadrant of highly trafficked Preston and Belt Line Roads, the property benefits from its ideal spot at a signalized hard corner with ample parking and convenient ingress and egress and heavy daytime work population. This Tom Thumb-anchored center boasts an eclectic mix of traffic-generating tenants such as Bank of America, FastSigns, Wells Fargo, Whatchamacallit, Chick-Fil-A, and Taco Joint.

PROPERTY HIGHLIGHTS

- AVAILABLE FOR LEASE: ±3,200 sf freestanding, former bank w/ drive-thru ±2,800 endcap restaurant space*
* Tenant still operating - please do not disturb
- Prime spot with excellent visibility from the high-traffic intersection of Preston and Belt Line Rds.
- Outstanding location in a strong, high density area with strong demographics
- Zoned CR Community Retail, which allows for a wide variety of uses including retail, professional office, medical and restaurant
- Quick access to and from the Dallas North Tollway and LBJ Freeway
- Please call for current lease rates and for more details



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PRESTON BELTLINE

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OVERVIEW



FORMER BANK BUILDING W/ DRIVE-THRU
• FORMER VERITEX COMMUNITY BANK •



ENDCAP SPACE (±2,800 sf)
• TENANT CURRENTLY OPERATING - PLEASE DO NOT DISTURB EMPLOYEES •

SITE SUMMARY

LOCATION:	Southwest quadrant of Preston Rd. and Belt Line Rd. 14885 & 14999 Preston Rd., Dallas, Texas 75254
COUNTY:	Dallas County
SPACE AVAILABLE:	±3,200 sf freestanding, former bank w/ drive-thru ±2,800 sf (second generation restaurant)
ZONING:	CR - Community Retail District, which allows for a wide variety of uses including retail, medical, restaurant, & office
MARKET:	Far North Dallas, Addison
SIGNAGE:	Building signage available
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

 2022 POPULATION	1 MILE:	24,249	 2022 HOUSEHOLDS	1 MILE:	12,544	 2022 HH INCOME	1 MILE:	\$100,224
	3 MILE:	144,334		3 MILE:	65,293		3 MILE:	\$121,523
	5 MILE:	383,561		5 MILE:	173,319		5 MILE:	\$117,041

TRAFFIC COUNTS

 2022 VPD	PRESTON RD. (@ Belt Line Rd.)	64,520 vpd
	BELT LINE RD. (@ Preston Rd.)	42,093 vpd
	DALLAS NORTH TOLLWAY (@ Belt Line Rd.)	137,647 vpd

AREA MAP



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SITE PHOTOS



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SITE PLAN

TENANT LIST

14999 PRESTON RD.

- BLDG A** Tom Thumb
 A-400 Odyssey Pets
 A-440 Dream Mattress
 A-460 Ross Howard Interiors
 B-600 Salon Republic
 B-620 Whatchamacallit
 C-100 Taco Joint
 C-102 Sushi Go
 C-104 Burger Island
 C-108 Einstein's Bagels
 C-112 Stride Fitness
 D-200 Foot Therapy Spa
 D-208 Gold Rush
 D-216 Nail Court
D-226 2,800 sf AVAILABLE *
BLDG E Bank of America
BLDG F Wells Fargo

5920 BELTLINE RD.

- 300 FastSigns
 305 Dep Lashes
 310 Bong's Tailor
 315 Asurion Tech Repair
 320 Body & Brain Yoga

14949 PRESTON RD.

Tom Thumb Fuel

14897 PRESTON RD.

Chick-fil-A

14891 PRESTON RD.

- 100 Crumbl Cookies
 130 Pho DK
 150 Subway
 160 Preston Eye Center
 200 Modern Dentistry

14885 PRESTON RD.

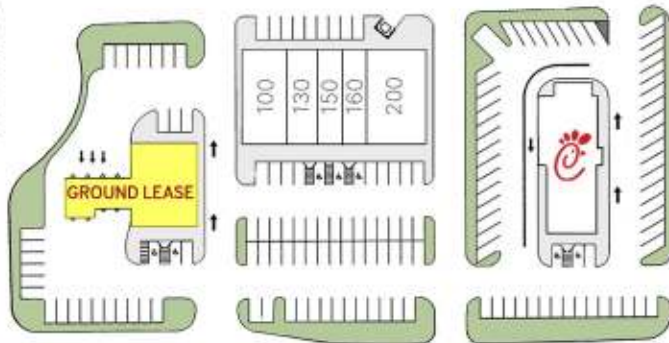
GROUND LEASE AVAILABLE

• **TENANT CURRENTLY OPERATING** •

(PLEASE DO NOT DISTURB EMPLOYEES)

AVAILABLE

ALEXIS DR.



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AREA RETAILERS



<p>1</p> <p>GENGHIS GRILL, Chuy's, chilis, LUPE TORILLA MEXICAN RESTAURANTS, AmegyBank, Cantina LAREDO, FOGO DE CHÃO BRAZILIAN STEAKHOUSE, Scotty's COFFEE, HOMEWOOD SUITES BY HILTON, Hilton Garden Inn, FedEx Kinko's, ZOLI'S, LEGACY TEXAS, NATE'S Superior's Smokehouse, SPRING CREEK BARBECUE, ON THE BORDER, WHICH WICH? SUPERIOR BARBECUES, Holiday Inn & Suites, Lefey's, ups, Hampton Inn, CHAMBERLAIN'S FISH MARKET GRILL, JAXX Smokehouse, STAPLES, LEONARDI, Olive Garden, Starbucks, PEBBLES, Cane's</p>	<p>2</p> <p>BUFFALO WILD WINGS, FREEBIRDS, HOME2, The Melting Pot, FRIDAY'S, POTBELLY, BJ'S, HAWTHORN GUTES BY WINDHAM, TEXAS de BRAZIL, Holiday Inn Express, Marriott, Table 13, SHUCK 'N' JUW, TGI FRIDAY'S, MAGIC TIME MACHINE, HOOTERS, Sprint, PEI WEI, OUTBACK STEAKHOUSE, IMPROV</p>
<p>3</p> <p>HOULMAN'S, Michaels, Walmart, BEST BUY, LOOK, WELLS FARGO, petco, M, DSW, SONIC American Drive-In, GNC, IN-N-OUT, Capital One, comcast, Mesero, Pampers, THE JOINT chiropractic, CHASEO, TACO BELL, BARNES & NOBLE, WHATABURGER, BANK OF AMERICA, DISCOUNT TIRE DIRECT, Walgreens, ULTA BEAUTY, TACO CABANA, CHICK-FIL-DEE, five BELOW</p>	<p>4</p> <p>TWIN PEAS, pluckin's, PINOT'S PALETTE, Lazy DOG, CHIPOTLE, NEIGHBORHOOD SERVICES, SUBWAY, HOUSTON'S, THE GREAT OUTDOORS, ZOES KITCHEN, BLUE MESA GRILL, AMC, i Fratelli PIZZA, FLYING FISH, LUNATONE, FITNESS, GLORIA'S, CHAMBERLAIN'S STEAK AND CROCK HOUSE, WHOLE FOODS MARKET, CAFE gecko</p>
<p>5</p> <p>CareNow, TJ-maxx, SUPERCUTS, TRADER JOE'S, CVS pharmacy, PET SUPPLIES PLUS, HOBBY LOBBY, PIZZA HUT, SHERWIN WILLIAMS, TORCHY'S TACOS, Stein Mart, URBAN 429, CHASE, snappy salads, DBVA Compass, MOVIE TRADING Co.</p>	<p>5</p> <p>CareNow, TJ-maxx, SUPERCUTS, TRADER JOE'S, CVS pharmacy, PET SUPPLIES PLUS, HOBBY LOBBY, PIZZA HUT, SHERWIN WILLIAMS, TORCHY'S TACOS, Stein Mart, URBAN 429, CHASE, snappy salads, DBVA Compass, MOVIE TRADING Co.</p>



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