

PRESTON BELTLINE

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

PRIME RETAIL SPACE FOR LEASE



AREA OVERVIEW

Retail spaces available for lease at the Preston Beltline Shopping Center, a busy, neighborhood mixed-use retail center located in Far North Dallas. The property boasts a prime spot on the southwest corner of Preston and Belt Line, two major retail thoroughfares that connect numerous neighborhoods and highways, with easy access to the Dallas North Tollway and I-635. Additional benefits include its close proximity to the dense Dallas Galleria area office node and major exposure from daily commuters generated from the surrounding array of single-family residences, multi-family units, and many high profile retail neighbors such as Hobby Lobby, Urban Air, TJ Maxx, Trader Joe's, and numerous other retail shops, banks, and restaurants.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±2,800 rsf endcap retail space**
±12,020 rsf, ±1,451 rsf, and ±1,750 rsf retail *
** Businesses still operating - please do not disturb **
- Superb location with excellent visibility at the highly trafficked Preston and Belt Line intersection
- Easily accessible on a signalized hard corner with convenient ingress and egress and ample surface parking
- Area serves high income neighborhoods such as Preston Trail, Northwood Hills, Prestonwood, and Bent Tree as well as the surrounding array of high-density single-family residences and multi-family units
- Minutes from entertainment areas such as Addison, Vitruvian Park, & Dallas Galleria
- Quick access to the Dallas North Tollway, I-635, and the George Bush Turnpike



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OVERVIEW



±12,020 SF AVAILABLE

• BUSINESS OPERATING - DO NOT DISTURB •



±1,451 SF AVAILABLE

• BUSINESS OPERATING - DO NOT DISTURB •



±2,800 SF AVAILABLE

• FORMER RESTAURANT •



±1,750 SF AVAILABLE

• BUSINESS OPERATING - DO NOT DISTURB •

📍 SITE SUMMARY

LOCATION:	Southwest corner of Preston Rd. and Belt Line Rd. Dallas, Texas 75254
COUNTY:	Dallas County
AVAILABLE:	±12,020 rsf (14999 Preston Rd., Suite 440-A) ±1,451 rsf (14999 Preston Rd., Suite 104-C) ±2,800 rsf endcap (14999 Preston Rd., Suite 226-D) ±1,750 rsf endcap (5920 Belt Line Rd., Suite 320)
ZONING:	CR - Community Retail District, which allows for a variety of uses including retail, restaurant, medical, office, or financial institution
MARKET:	Far North Dallas, Addison, Farmers Branch
SIGNAGE:	Pylon and monument signage available

DEMOGRAPHICS

 2025 POPULATION	1 MILE:	24,961	 2025 HOUSEHOLDS	1 MILE:	12,826	 2025 HH INCOME	1 MILE:	\$98,628
	3 MILE:	146,864		3 MILE:	67,236		3 MILE:	\$124,751
	5 MILE:	386,268		5 MILE:	171,396		5 MILE:	\$124,357

TRAFFIC COUNTS

 2025 VPD	PRESTON RD. (south of Belt Line)	38,046 vpd
	BELT LINE RD. (westside of Preston)	23,590 vpd

AREA MAP



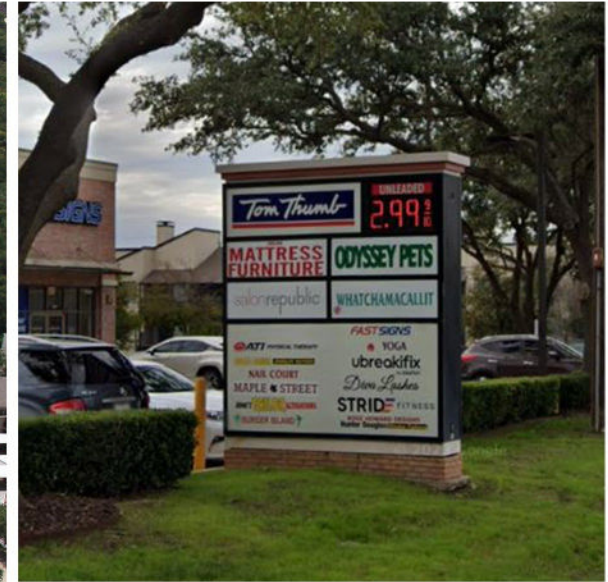
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SITE PHOTOS



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SITE PLAN

TENANT LIST

14999 PRESTON RD.

BLDG A Tom Thumb

400-A Odysseus Pets

440-A ±12,020 SF AVAILABLE *

460-A Ross Howard Designs

600-B Salon Republic

620-B Whatchamacallit

100-C Taco Joint

102-C Sushi Go

104-C ±1,451 SF AVAILABLE *

108-C ATI Therapy

112-C The UPS Store

200-D Foot Therapy Spa

208-D Gold Rush

216-D Nail Court

226-D ±2,800 SF AVAILABLE

BLDG E Bank of America

BLDG F Bank OZK

5920 BELTLINE RD.

300 FastSigns

305 Dep Lashes

310 Bong's Tailor

315 Asurion Tech Repair

320 ±1,750 SF AVAILABLE *

14949 PRESTON RD.

Tom Thumb Fuel

14897 PRESTON RD.

Chick-fil-A

14891 PRESTON RD.

100 Crumbl Cookies

130 Pho DK

150 Subway

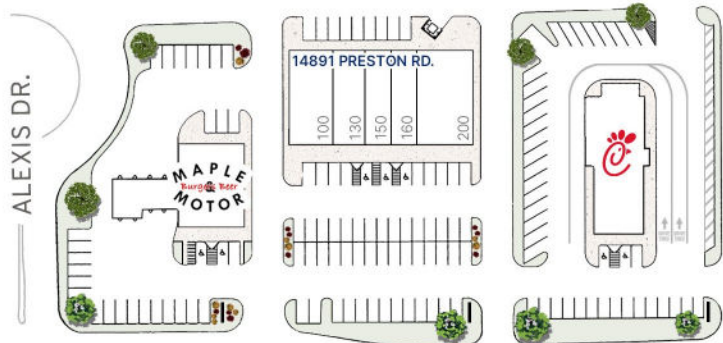
160 Preston Eye Center

200 Modern Dentistry

14885 PRESTON RD.

Maple & Motor Burgers

*** BUSINESSES CURRENTLY OPERATING ***
(PLEASE DO NOT DISTURB EMPLOYEES)



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AERIAL





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CRESTVIEW REALTY, LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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