

PRESTON CENTER

SEC LUTHER LN. & WESTCHESTER DR. | DALLAS, TX

RETAIL SPACES AVAILABLE



AREA OVERVIEW

Excellent leasing opportunity at a well-established retail strip center in the prestigious Preston Center area, one of Dallas' premier shopping districts, located in the southwest quadrant of Northwest Highway and the Dallas North Tollway. The center sits within an upscale, highly trafficked destination known for its eclectic mix of restaurants, boutiques, and service retailers. Minutes from Love Field Airport, Downtown Dallas, and the Medical District, the property also offers convenient access to major entertainment hubs including Lower Greenville, the Design District, and Trinity Groves. The tenant mix features a strong, complementary lineup such as SusieCakes, Bellacures, Burning Rice, and Montlake Cut.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±4,472 rsf retail space**
±2,732 rsf retail space (second level)
- Steady foot traffic generated from this heavily populated mixed use center
- Pedestrian-friendly with numerous amenities within walking distance
- Area serves prestigious and upscale neighborhoods such as University Park, Highland Park, and Preston Hollow
- Close proximity to Lower Greenville, the Medical District, Uptown, Love Field Airport, and Downtown Dallas
- Convenient access to Dallas North Tollway, Loop 12, and Hwy 75



DALTON STOGNER 214.365.4650

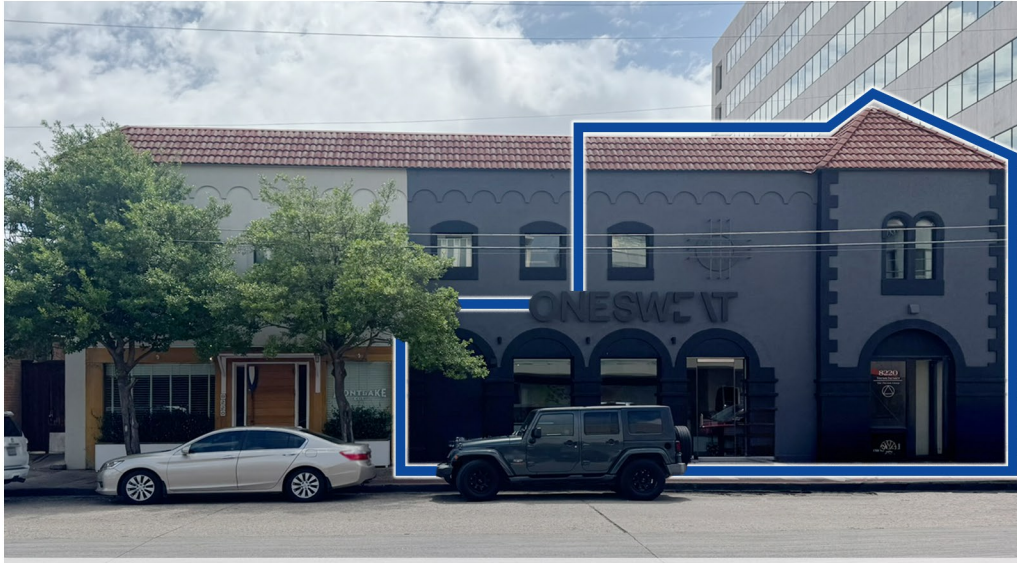
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OVERVIEW



±4,472 RSF & ±2,732 RSF RETAIL SPACE AVAILABLE

• FIRST & SECOND LEVEL SPACE - FORMER FITNESS STUDIO •



±4,472 RSF & ±2,732 RSF RETAIL SPACE AVAILABLE

• FIRST & SECOND LEVEL SPACE - FORMER FITNESS STUDIO •

📍 SITE SUMMARY

LOCATION:	Southeast corner of Luther Ln. and Westchester Dr. 6100-6108 Luther Ln. & 8220 Westchester Dr. Dallas, Texas 75225
COUNTY:	Dallas County
AVAILABLE:	±4,472 rsf retail space - Suite C (first level) ±2,732 rsf retail space - Suite 242 (second level)
ZONING:	PD 314, Tract 3, Preston Center SPD (MU-2 District), which allows for a wide variety of uses such as retail, restaurant, medical, professional office, and/or financial institution
SUBMARKET:	Preston Center, Park Cities, Preston Hollow, Highland Park
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

 2026 POPULATION	1 MILE:	13,095	 2026 HOUSEHOLDS	1 MILE:	5,221	 2026 HH INCOME	1 MILE:	\$280,706
	3 MILE:	134,425		3 MILE:	61,888		3 MILE:	\$185,438
	5 MILE:	406,193		5 MILE:	193,712		5 MILE:	\$159,443

TRAFFIC COUNTS

 2026 VPD	LUTHER LN. (east of Westchester)	4,322 vpd
	NORTHWEST HWY. (@ Westchester)	51,234 vpd
	PRESTON RD. (@ Northwest Hwy.)	35,789 vpd

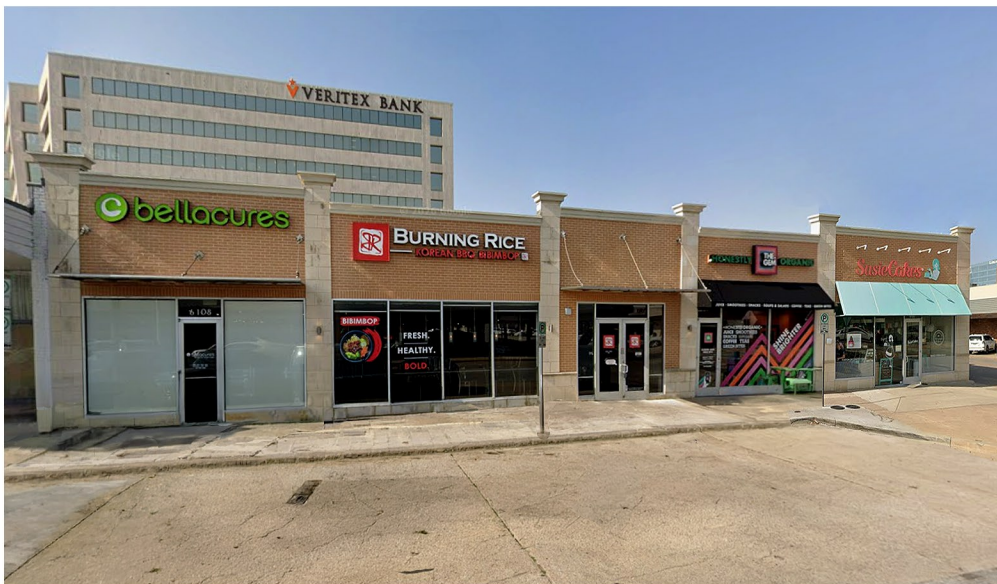
AREA MAP



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SITE PHOTOS



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SITE PLAN





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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(214) 343-4477

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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