

 FOR
LEASE

PRESTON TRAIL PLAZA

17370-17390 Preston Road
Dallas, Texas 75252



RANKIN GROTE

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All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior to sale or lease or withdrawal without notice.



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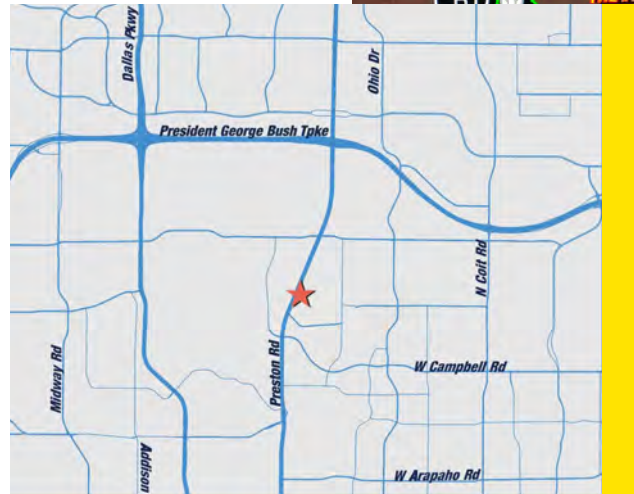
AVAILABLE
1,810 SF



RATE
Call For Info



TRAFFIC COUNT
Preston Rd: 51,320 VPD 17



PROPERTY HIGHLIGHTS

- Preston Trail Plaza is a 90,000 SF Shopping Center Located East of Preston Rd in Dallas, TX
- Located Across from the Shelton School of Dallas
- Nearby Retailers include: Kroger, Tom Thumb, Kohls, Pizza Hut and More.
- Signalized Intersection

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,186	135,331	379,061
Daytime Population	17,349	214,448	598,961
Avg HH Income	\$154,490	\$118,896	\$115,745



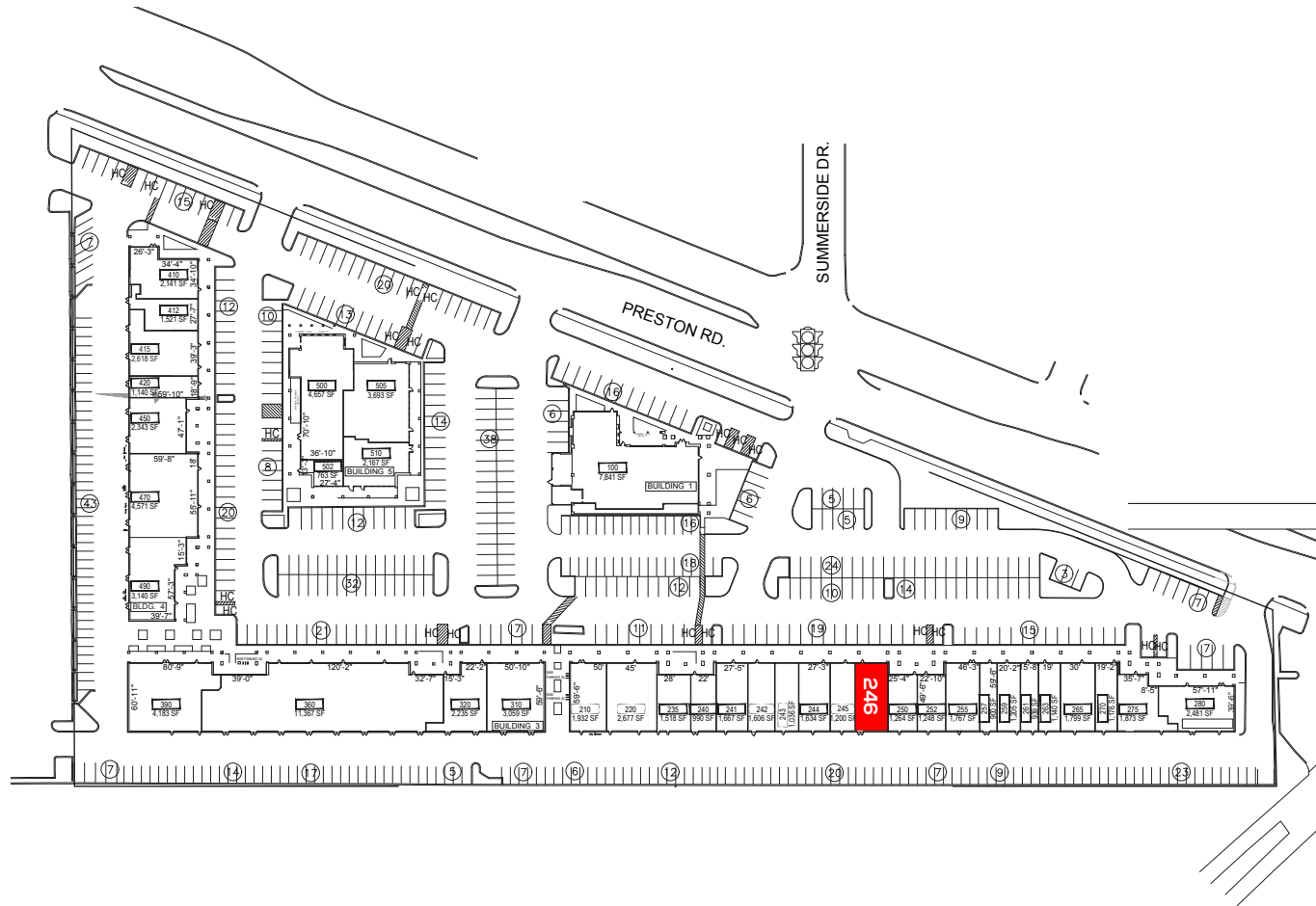
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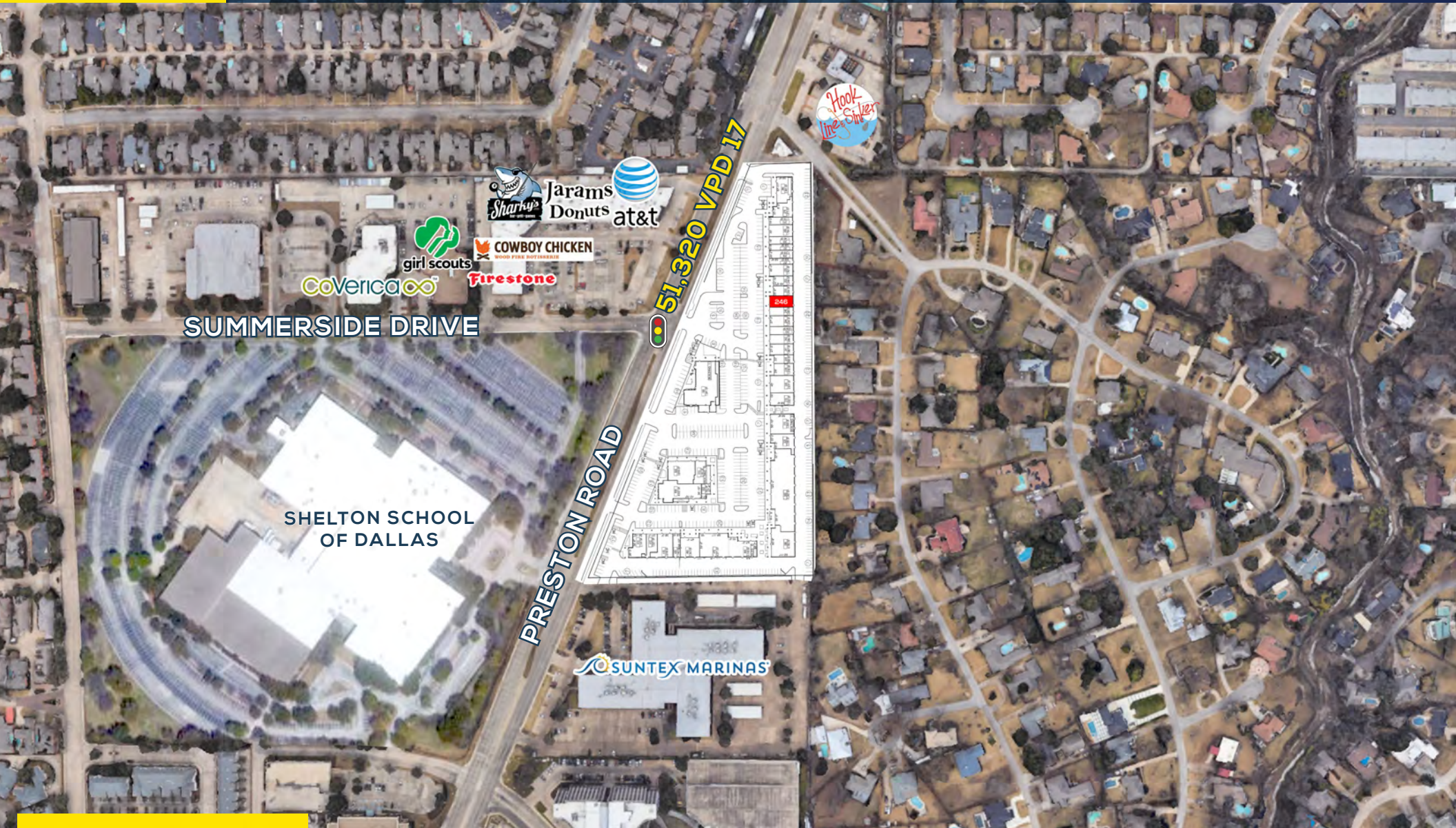
SUITE	TENANT	SQ. FT
100	LA HACIENDA RANCH RESTAURANT	7,841 S.F.
210	TRE STELLE COFFEE	1,932 S.F.
220	MAT YOGA STUDIO	2,677 S.F.
235	TODO PASAPALOS	1,518 S.F.
240	VENEZUELAN TREATS	990 S.F.
241	THE FESTIVE KITCHEN	1,667 S.F.
242	KENPO KARATE	1,606 S.F.
243	MR FLUFFY CAKES	1,036 S.F.
244	MAGIC RELAX SPA	1,643 S.F.
245	LEKKA RETAIL CONCEPT	1,200 S.F.
246	VACANT	1,810 S.F.
250	88 VAPE	1,264 S.F.
252	LUCKY'S BARBER SHOP	1,248 S.F.
255	WALLPAPERS GALORE	1,767 S.F.
257	DINO'S SHOE REPAIR	900 S.F.
259	KUMON LEARNING CENTER	1,205 S.F.
261	CHAMPIONSHIP ACCOUNTING	939 S.F.
263	THE PIZZA GUY	1,140 S.F.
265	CBD PLUS	1,799 S.F.
270	NAIL EXPO	1,176 S.F.
275	DIAMONDS & FINE JEWELRY	1,873 S.F.
280	CURTAIN COUTURE	2,481 S.F.
310	GATEWAY FUNERALS (60 SEAT CHAPEL) (SPACE OTHER THAN CHAPEL)	900 S.F. 2,159 S.F.
320	ART AND FRAME OUTLET	2,235 S.F.
360	PRECISION FITNESS	11,367 S.F.
390	CLASSY CANINE DAY CARE	4,183 S.F.
410	CHEBA HUT	2,141 S.F.
412	LILY MED SPA	1,521 S.F.
415	THE KITCHEN	2,618 S.F.
420	JULDAN SALON	1,140 S.F.
450	CONSIGNMENT 235	2,343 S.F.
470	CONSIGNMENT 235	4,571 S.F.
490	MUMBAI GRILL	3,140 S.F.
500	BANANA LEAF	4,657 S.F.
502	SHELTON SCHOOL	763 S.F.
505	CAFE DE FRANCE	3,693 S.F.
510	REBEL MUSE TATTOO	2,167 S.F.



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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date