



# PRESTON STONEBROOK CENTER

For lease:  
SWC Preston Rd &  
Stonebrook Pwky  
Frisco, Texas 75034

VENTURE

BENJAMIN HINES  
BHINES@VENTUREDFW.COM

AMANDA T. WELLES  
AWELLES@VENTUREDFW.COM

HANNAH BOSWELL  
HBOSWELL@VENTUREDFW.COM

# Metrics

SWC Preston Rd & Stonebrook Pkwy  
Frisco, Texas 75034

## Location

SWC Preston Rd & Stonebrook Pkwy

## Available Spaces

Suite 401D  
1,808 SF

Suite 411D  
1,873 SF

## Traffic Counts

Preston Rd  
56,556 VPD

Stonebrook Pkwy  
22,478 VPD



## Area Attractions



# Property Highlights

SWC Preston Rd & Stonebrook Pkwy  
Frisco, Texas 75034

1. Preston Rd frontage
2. Easy access to Dallas North Tollway
3. 2nd gen orthodontist space available
4. Golden corridor location in Frisco



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,409	102,020	310,598
EST. DAYTIME POPULATION	6,579	55,321	136,961
EST. AVG. HH INCOME	\$123,592	\$169,793	\$199,464

**VENTURE**

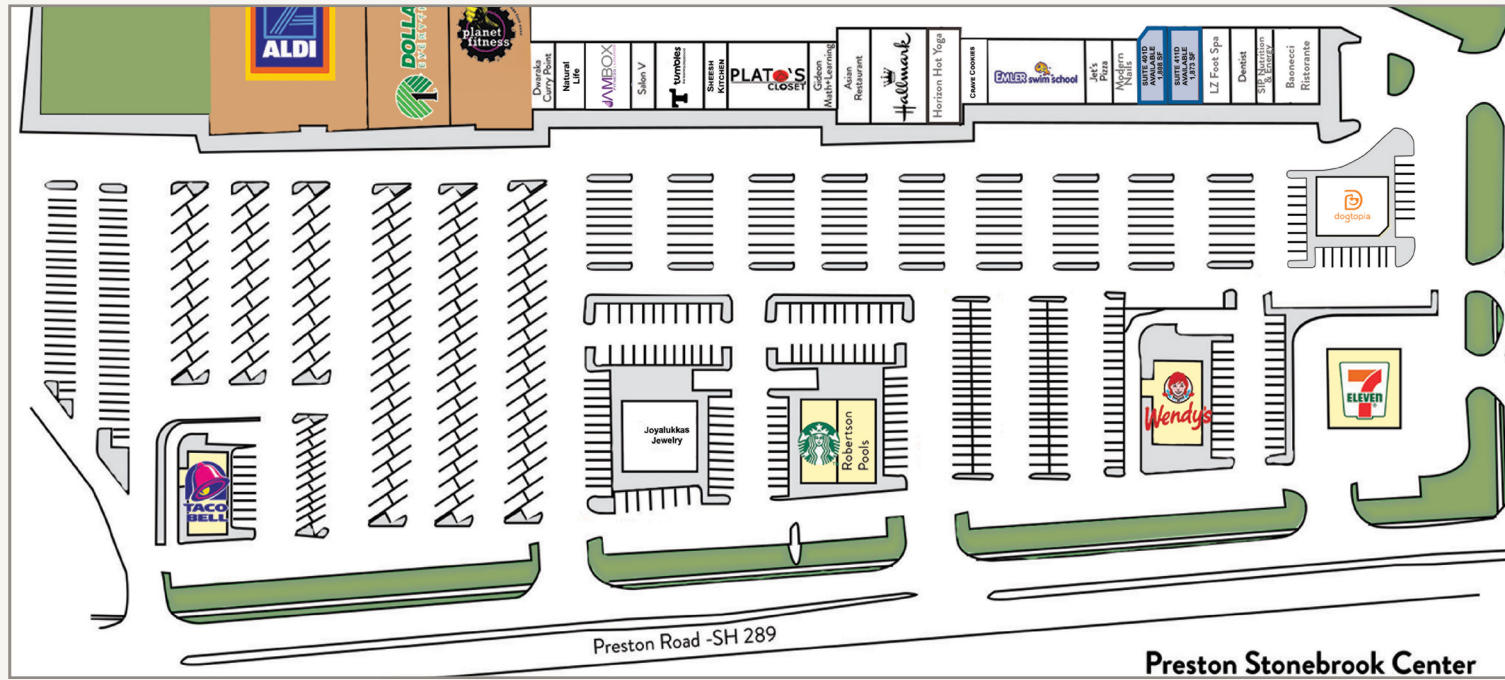
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# Site Plan

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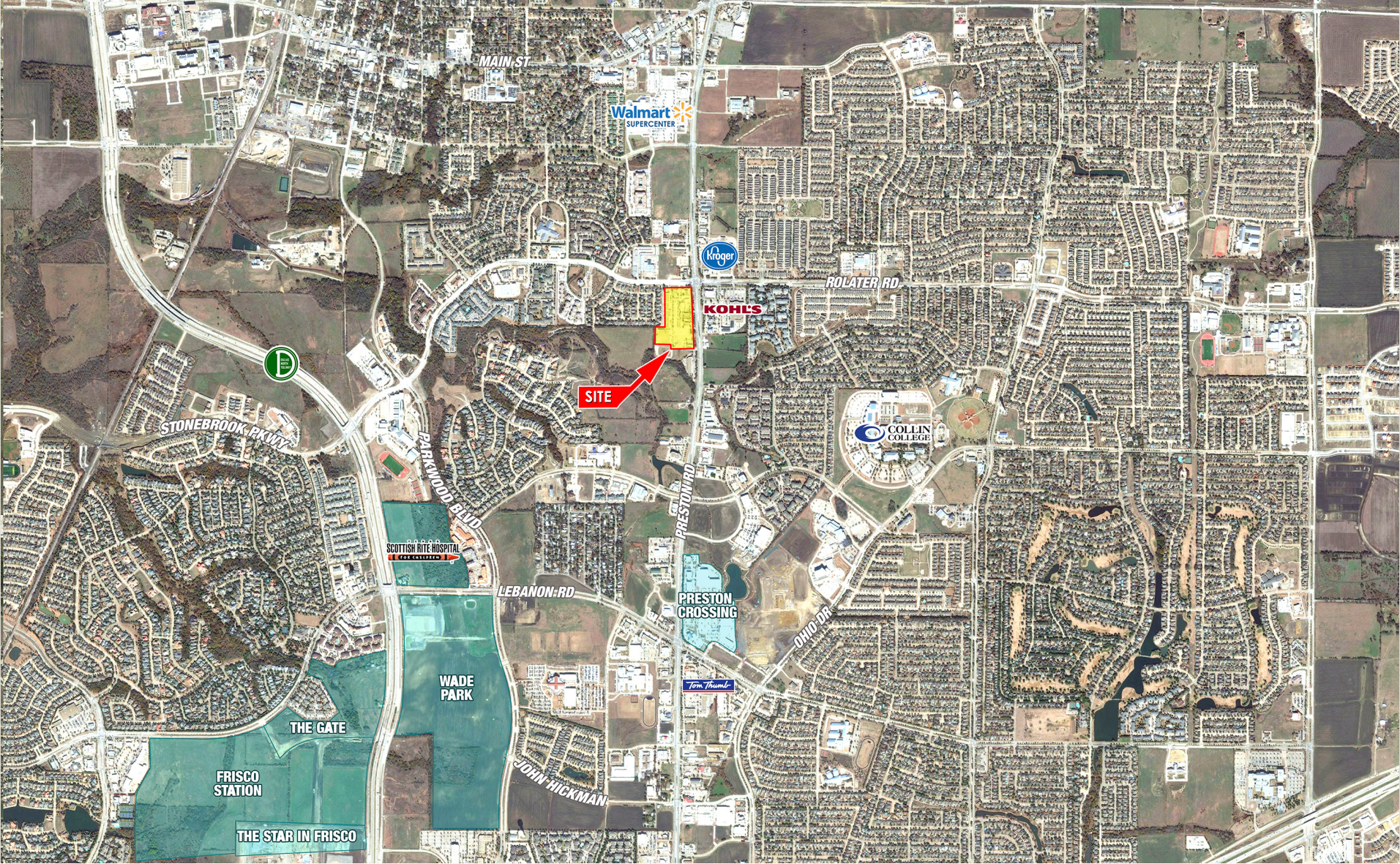


SUITE	TENANT	SQUARE FEET
101A	DWARKA CURRY POINT	1,400
111A	NATURAL LIFE	1,400
123A	JAMBOX FITNESS	2,800
131A	SALON V	1,418
135A	TUMBLES	2,798
151A	SHEESH KITCHEN	1,400
161A	PLATO'S CLOSET	4,859
191A	GIDEON MATH AND LEARNING	1,400
201B	THAI GRFEEN VILLAGE	2,440
211B	J'S HALLMARK	3,934
221B	HORIZON HOT YOGA	3,450

SUITE	TENANT	SQUARE FEET
301C	CRAVE COOKIES	1,447
321C	EMLER SWIM SCHOOL	5,577
331C	JET'S PIZZA	1,750
341C	MODERN NAILS	1,750
401D	AVAILABLE	1,808
411D	AVAILABLE	1,873
421D	LZ FOOT SPA	1,444
431D	DR. ROBERT NEAL DENTIST	1,954
441D	SIP NUTRITION & ENERGY	1,069
451D	BAONECCI RISTORANTE	3,019
7227	DOGTOPIA	4,512
7055	JOYALUKKAS JEWELRY	5,015

# Aerial

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**Benjamin Hines**  
**Partner**  
bhines@venturedfw.com

**Amanda T. Welles**  
**Partner**  
awelles@venturedfw.com

**Hannah Boswell**  
**Associate**  
hboswell@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

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