



PRESTON SUMMERSIDE SHOPPING CENTER

17401-17489 PRESTON ROAD, DALLAS, TX 75252

Features

- Located at a trafficked intersection on the highly trafficked Preston Rd, which is the major North-South thoroughfare in the trade area.
- Preston Summerside Shopping Center offers its tenants great visibility from the street and is directly across from June Shelton School and Evaluation Center which has over 1,100 students and staff.
- The center generates traffic and cross-shopping from the great tenant mix of food and service that attract the surrounding area, like Cowboy Chicken, Firestone, AT&T Sharky's Bar Grill and Games, other additional services, and retailers.

FOR LEASE

TOTAL SF: 47,106
AVAILABLE SF: 7,147
MIN CONTIGUOUS SF: 2,500
MAX CONTIGUOUS SF: 5,147
CONTACT FOR MORE INFORMATION
NNN: \$7.00 PER SF/YR EST.

Traffic Counts

Preston Rd 50,008 VPD

Demographics

YEAR: 2023

1 MILE

3 MILE

5 MILE

Total Population	12,427	140,482	385,643
Total Households	5,863	66,553	169,771
Daytime Population	17,225	193,237	516,405
Average Household Income	\$153,954	\$123,487	\$122,950

Area Retailers & Businesses



Kevin Butkus

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Guillermo Lopez

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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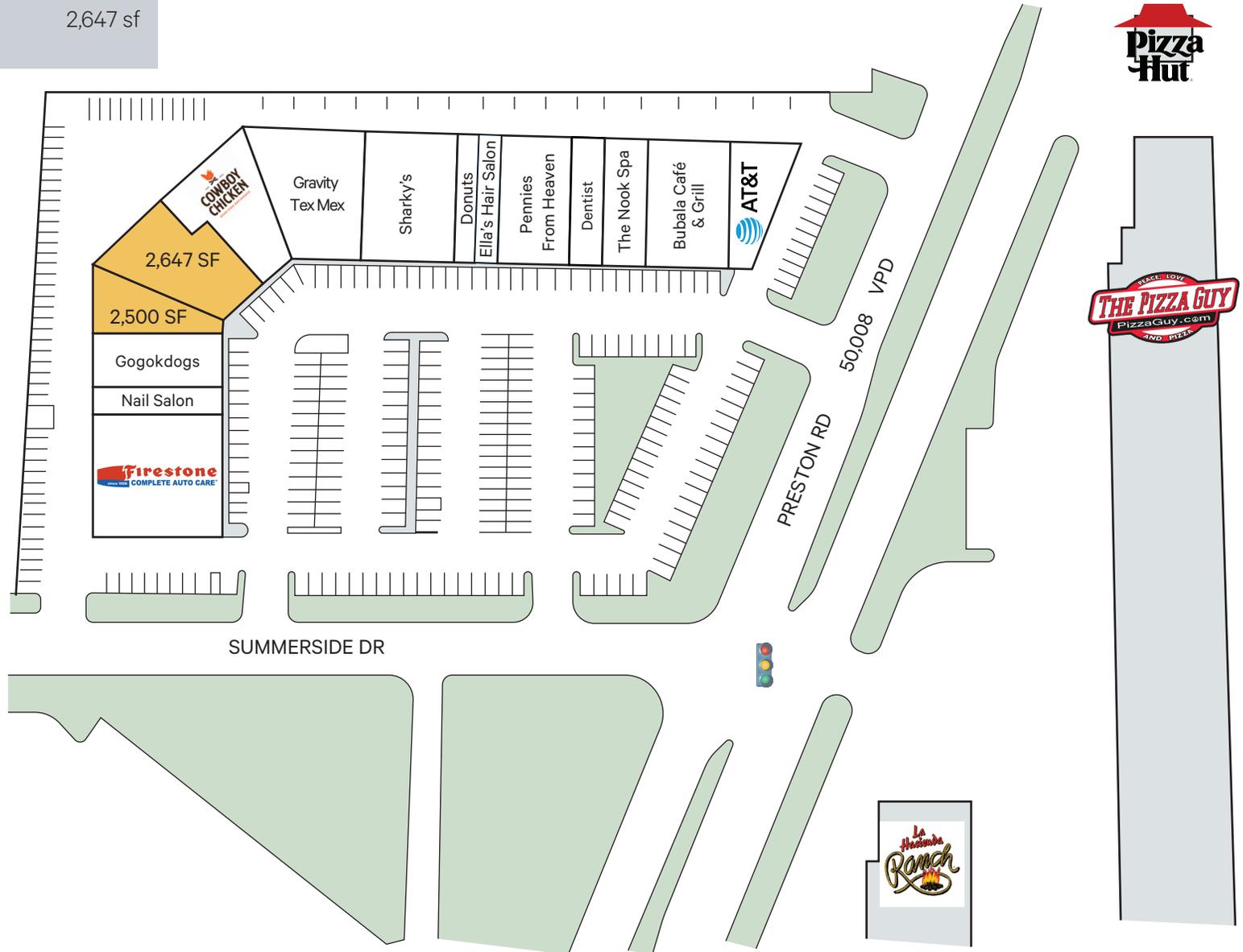
17401-17489 PRESTON RD, DALLAS, TX 75252

Available Space

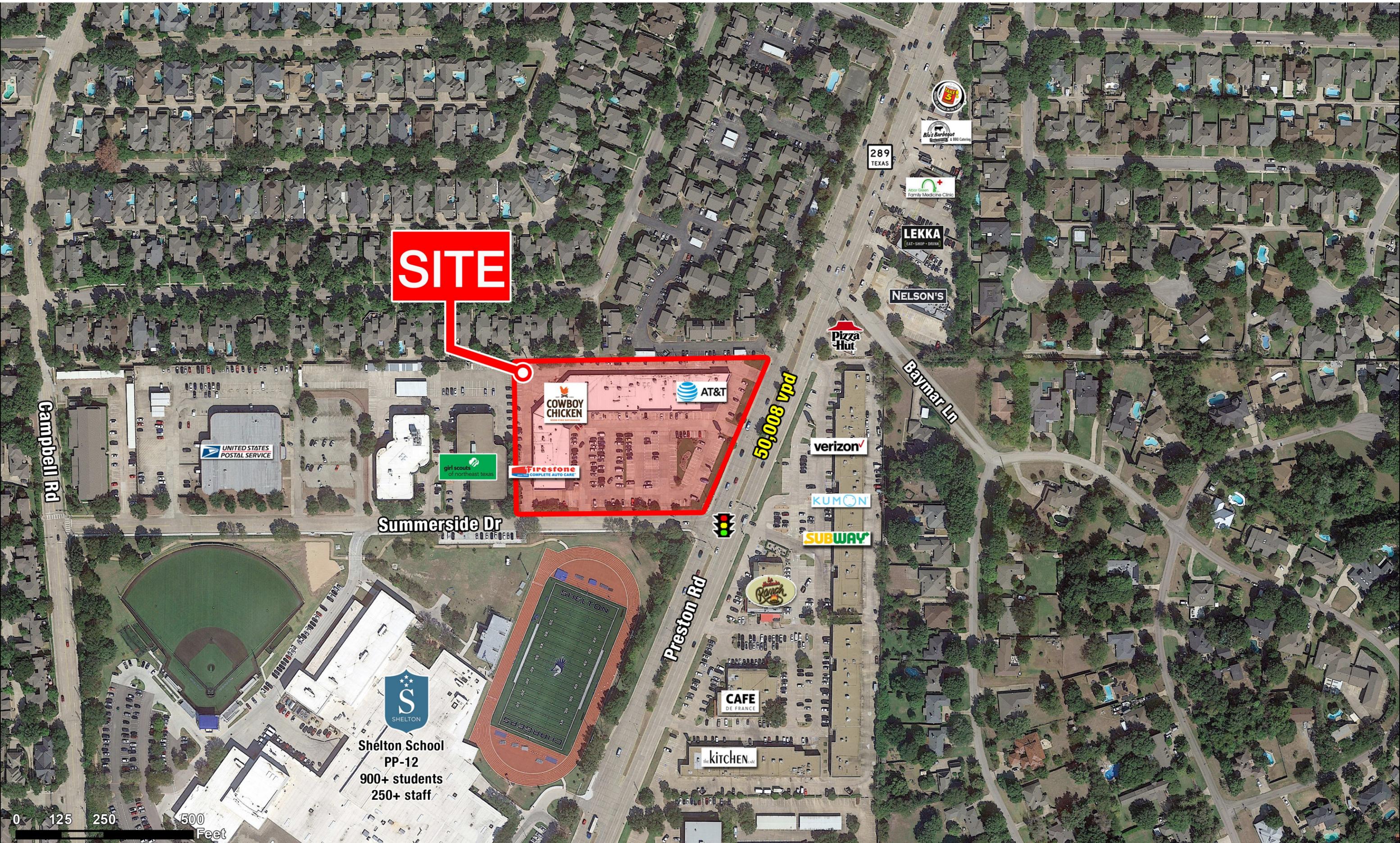
Suite 17423	2,500 sf
Suite 17435	2,647 sf

Current Tenants

Firestone	6,400 sf
Sky Nails	1,600 sf
Gogokdogs	2,000 sf
Cowboy Chicken	2,200 sf
Gravity Tex Mex	6,369 sf
Sharky's	6,000 sf
Jaram's Dounuts	1,000 sf
Ella's Hair Salon	1,200 sf
Pennies from Heaven	3,813 sf
Dentist	1,600 sf
The Nook Spa	2,017 sf
Bubula Restaurant	4,484 sf
AT&T	3,276 sf



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SITE

COWBOY CHICKEN

AT&T

Firestone
COMPLETE AUTO CARE

verizon

KUMON

SUBWAY

CAFE
DE FRANCE

the KITCHEN



Shelton School
PP-12
900+ students
250+ staff

50,008 vpd

Campbell Rd

Summerside Dr

Preston Rd

Baymar Ln

289 TEXAS

UNITED STATES POSTAL SERVICE

girl scouts
of northeast texas

LEKKA
EAT-SHOP-DRINK

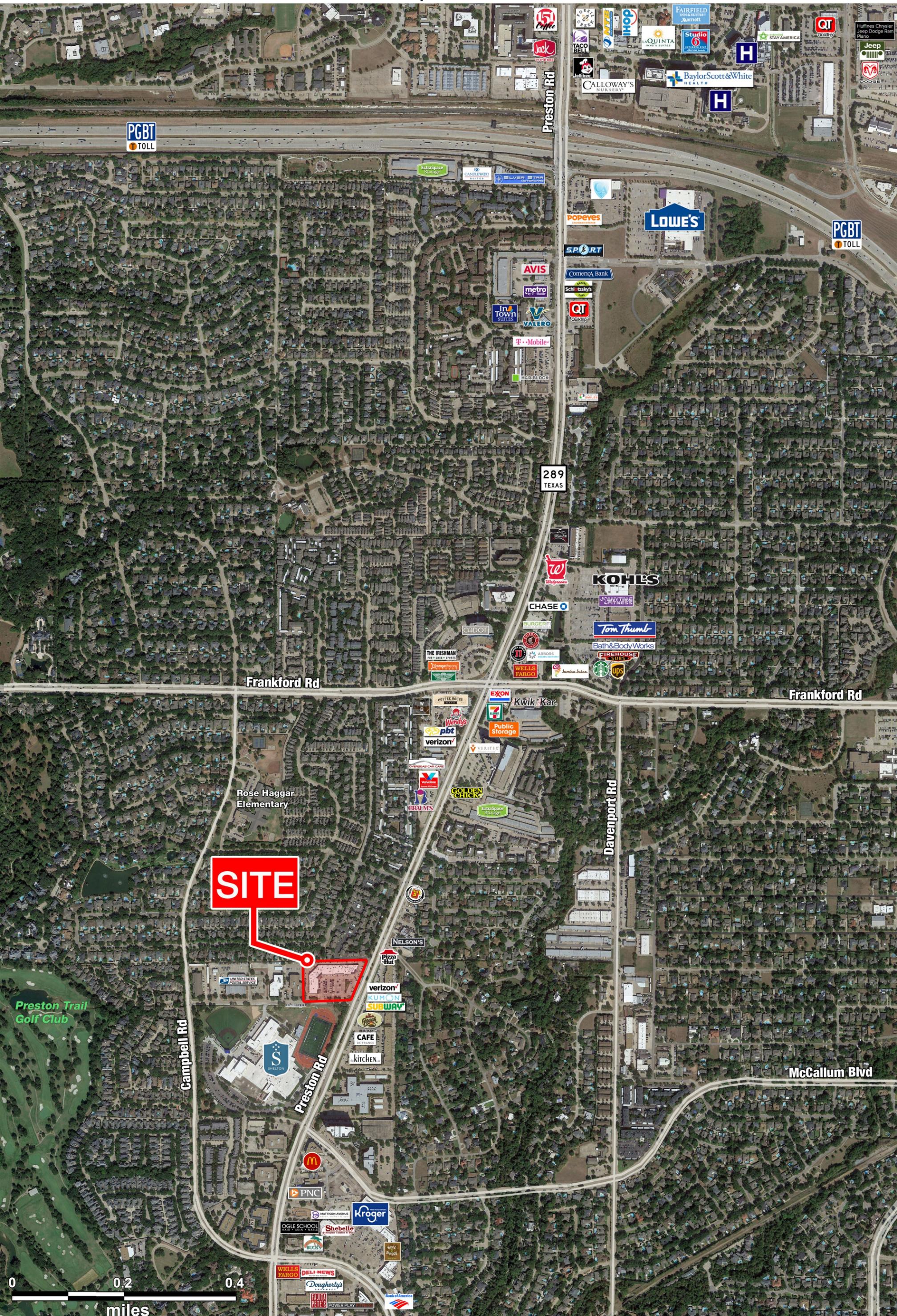
NELSON'S

Pizza Hut

Big's Barbecue
CATERING & BBQ Catering

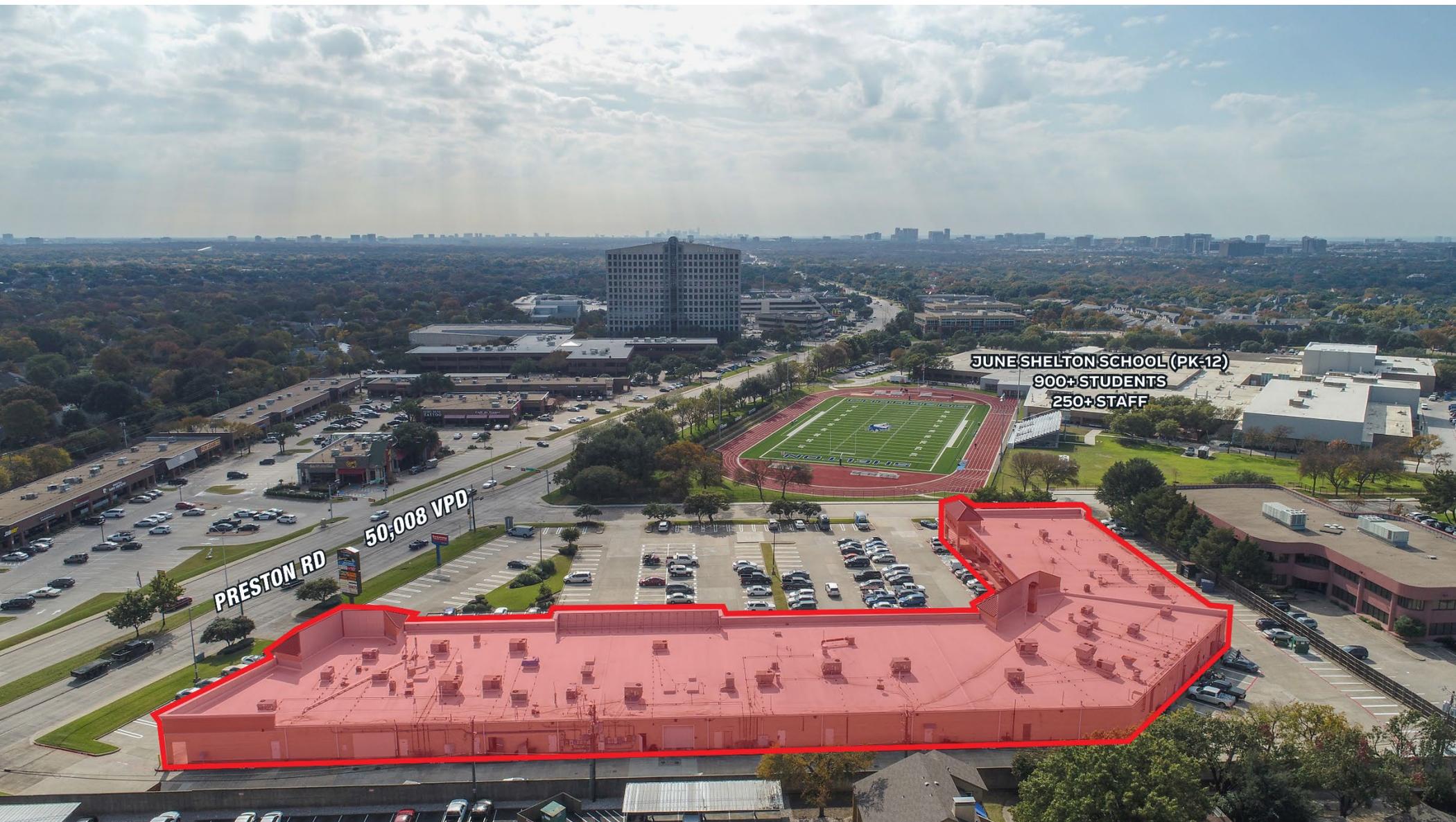
Accor Green
Family Medicine Clinic

0 125 250 500 Feet



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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 on 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

