

PRESTONWOOD VILLAGE | Dallas, Texas



5403 - 5525 Arapaho Road
Dallas, Texas 75248

Northeast corner of Arapaho Road and Knoll Trail Drive just east of the Dallas North Tollway

SHOPPING CENTER SIZE: 16.11 +/- Acres
190,944 Sq. Ft.

AVAILABLE SPACE

Anchor: 20,414 and 25,000 Sq. Ft.

In Line: 544 – 8,500 Sq. Ft.

MAJOR TENANTS:

Conn's Electronics, Gold's Gym, 7-11, Busy Body, Souper Salad

AREA RETAILERS:

Wal-Mart Supercenter, Petco, Office Max, Circuit City, Barnes & Noble



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TRAFFIC COUNTS

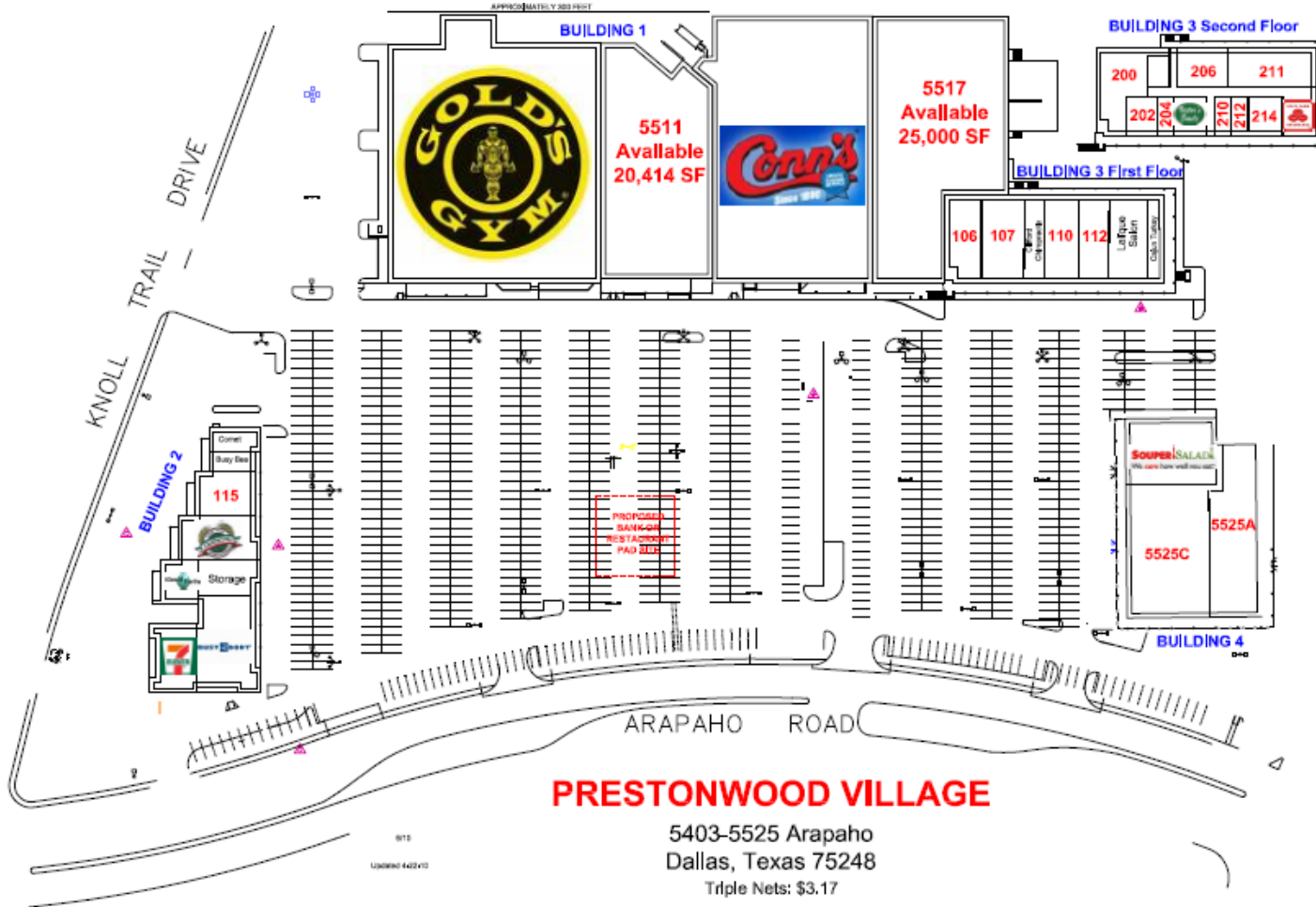
Dallas North Tollway	121,352 VPD
Arapaho Road	20,544 VPD

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,270	126,997	354,397
# Household	8,433	61,421	152,576
Avg. H.H. Inc	\$92,311	\$100,781	\$96,389

TRIPLE NETS EXPENSES: \$3.17

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Building 1	5505-5517 Arapaho	
5505	Gold's Gym	43,000 SF
5511	Available	20,414 SF
5515	Conn's	35,612 SF
5517	Available	25,000 SF
Building 2	5403 Arapaho	
101	7-11	2,500 SF
103	Busy Body	5,144 SF
105	Great Earth	1,280 SF
107	Storage	1,196 SF
109	Schlotzsky's	2,683 SF
115	Available	2,137 SF
117	Busy Bee Tailor	800 SF
119	Comet Cleaners	990 SF
Building 3 First Floor	5519 Arapaho	
106	Available	2,402 SF
107	Available	2,363 SF
108	Clifford Chiroprac.	1,330 SF
110	Available	2,500 SF
112	Available	2,300 SF
116	Lalque Salon	3,568 SF
118	Cajun Turkey Co.	1,200 SF
Building 3 Second Floor	5519 Arapaho	
200	Available	3,043 SF
202	Available	1,045 SF
204	Available	550 SF
206	Available	1,661 SF
208	Victor's Smile Dental	1,110 SF
210	Available	544 SF
211	Available	2,821 SF
212	Available	544 SF
214	Available	1,110 SF
230	State Farm	1,323 SF
Building 4	5525 Arapaho	
5525A	Available	8,100 SF
5525B	Souper Salads	4,174 SF
5525C	Available	8,500 SF
Total Sq. Ft.		190,944

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings (square) contained by the owner, it does not show, describe, or indicate, access and egress areas, and the exact location and layout are subject to change at the owner's discretion, except as otherwise expressly indicated herein.