

# 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.

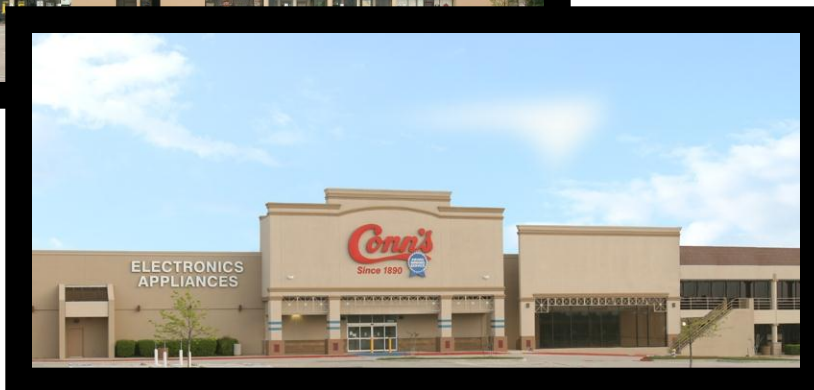
**In Line:** 544 – 8,500 Sq. Ft.

## 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

## 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: \$3.13**

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<b>Building 1</b> 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		
<b>Building 2</b> 5403 Arapaho				
101	7-11	2,500 SF		
103	Busy Body	5,144 SF		
105	Earth Wise	1,280 SF		
107	Available	1,196 SF		
109	Schlotzsky's	2,683 SF		
115	NY Pzza Palace	2,137 SF		
117	Busy Bee Tallor	800 SF		
119	Comet Cleaners	990 SF		
<b>Building 3 First Floor</b> 5519 Arapaho				
106	107	110	112	116
<b>Building 3 Second Floor</b> 5519 Arapaho				
200	206	211		
202	204	210	212	214
<b>Building 4</b> 5525 Arapaho				
200	Available	3,043 SF		
202	Available	1,045 SF		
204	Available	550 SF		
208	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		
<b>Building 4</b> 5525 Arapaho				
5525A	Available	8,500 SF		
5525B	Available	4,174SF		
5525C	Available	8,100SF		
<b>Total Sq. Ft.</b>		<b>190,944</b>		

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 Triple Nets: \$3.13

This plan is presented solely for the purpose of providing the approximate location and size of the buildings. It is not intended to be used for any other purpose. Building area, floor dimensions, access and parking areas, existing and proposed buildings and features are subject to change at the owner's discretion, except as otherwise noted on resident plans.