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11810 PRESTON RD FOR LEASE

NEC PRESTON RD & FOREST LN
DALLAS, TX

LOCATION

NEC PRESTON RD & FOREST LN

SIZE

4,840 SF

AVAILABLE SPACES

FORMER NAIL SALON

1,496 SF

FORMER JIMMY JOHNS

1,167 SF (TENANT OPERATING)

TRAFFIC COUNTS

PRESTON RD

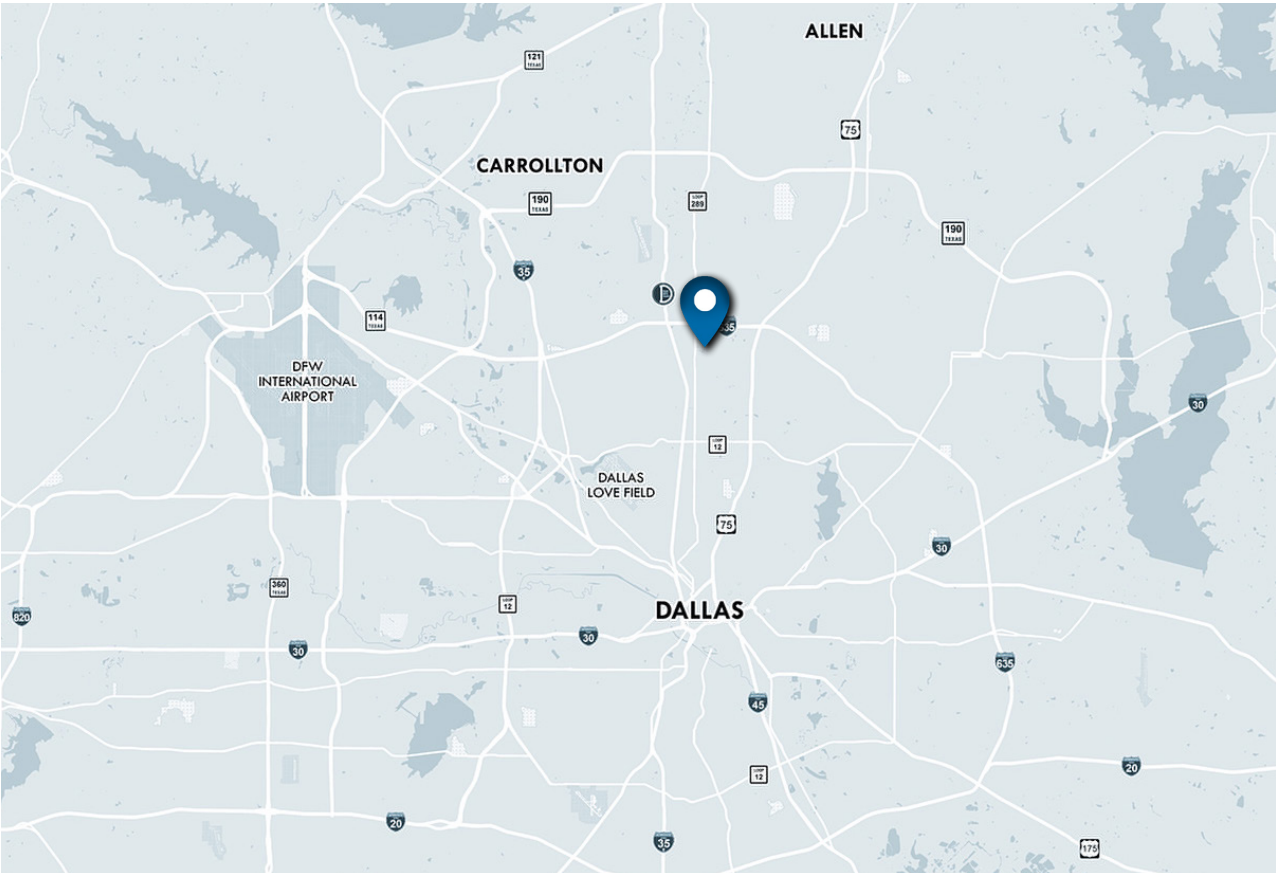
22,057 VPD 2023

FOREST LN

26,297 VPD 2023

PROPERTY HIGHLIGHTS

- ★ PREMIERE RETAIL LOCATION AT PRESTON AND FOREST
- ★ STRONG HOUSEHOLD INCOMES
- ★ GREAT VISIBILITY ON PRESTON ROAD



2025 DEMOGRAPHIC SUMMARY

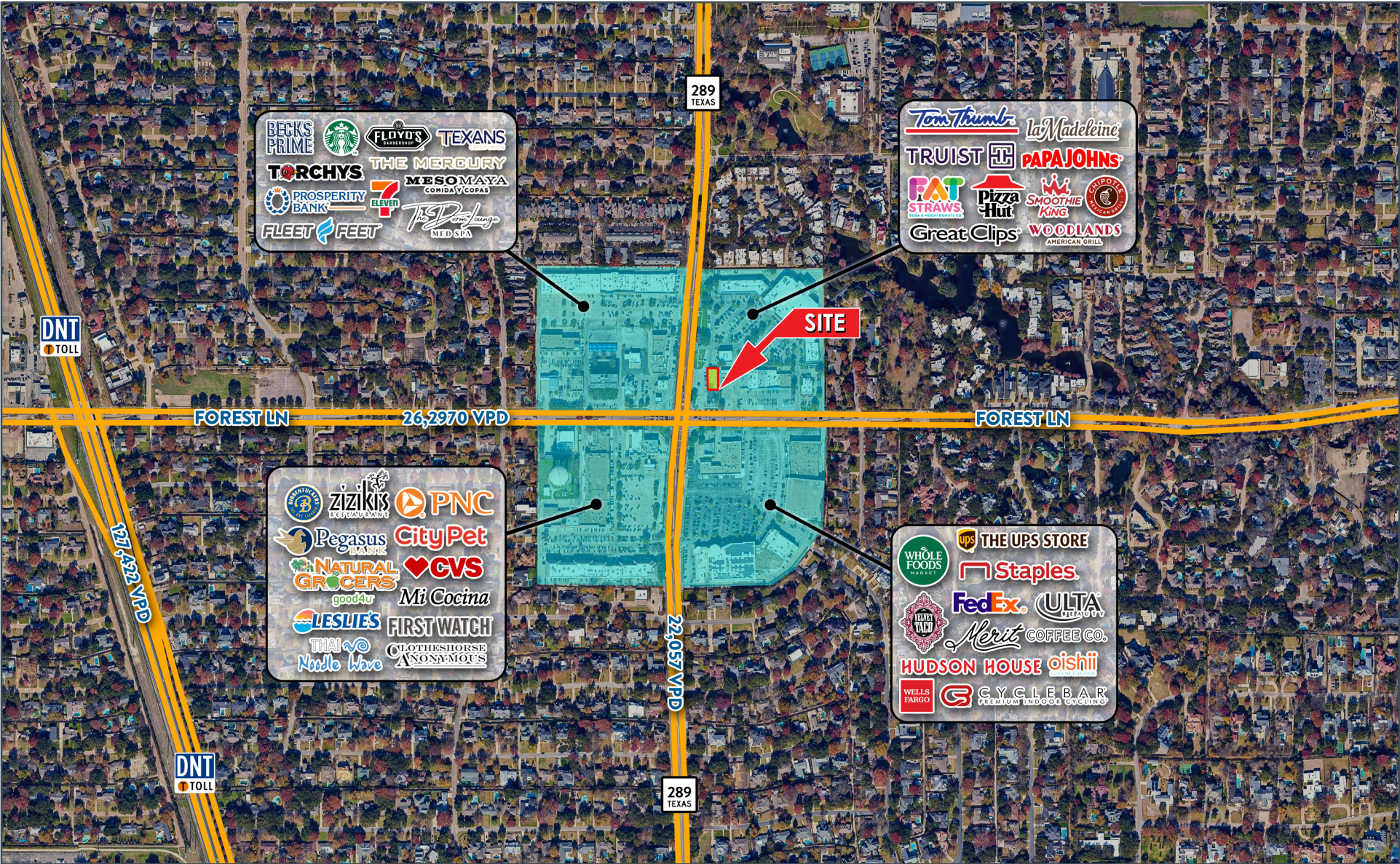
	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,117	121,213	409,770
EST. DAYTIME POPULATION	11,941	158,410	380,547
EST. AVG. HH INCOME	\$301,729	\$176,671	\$158,318

AREA ATTRACTIONS



HUDSON HOUSE







8235 DOUGLAS AVE
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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