



**35,000 SF
AVAILABLE**

RACKATTACK

SUN

— 2930 PRESTON ROAD | FRISCO, TEXAS 75034

South Frisco Village



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- South Frisco Village is a 227,041 SF shopping center located at the northeast quadrant of SH-121 & Preston Rd in Frisco, Texas, one of the fastest growing cities in America.
- Ideally positioned in Frisco’s retail corridor with excellent access and exposure.
- Current tenants include JoAnn Fabrics, Office Depot, Phenix Salons, Rack Attack, and Painted Tree Market Place.
- Adjacent to a neighboring Lowe’s to the north, across the street from the Stonebriar Centre, and in close proximity to the new Toyota Headquarters along with numerous other corporate headquarters.

AVAILABILITY

- 32,746 SF & 35,000 SF Anchor Spaces
- 6,400 SF In-Line Space

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	14,998	118,669	308,015
2026 Population	19,324	136,613	353,285
Average Household Income	\$89,045	\$132,827	\$145,958
Traffic Counts	SH-121: 173,958 VPD Preston Rd: 58,549 VPD		

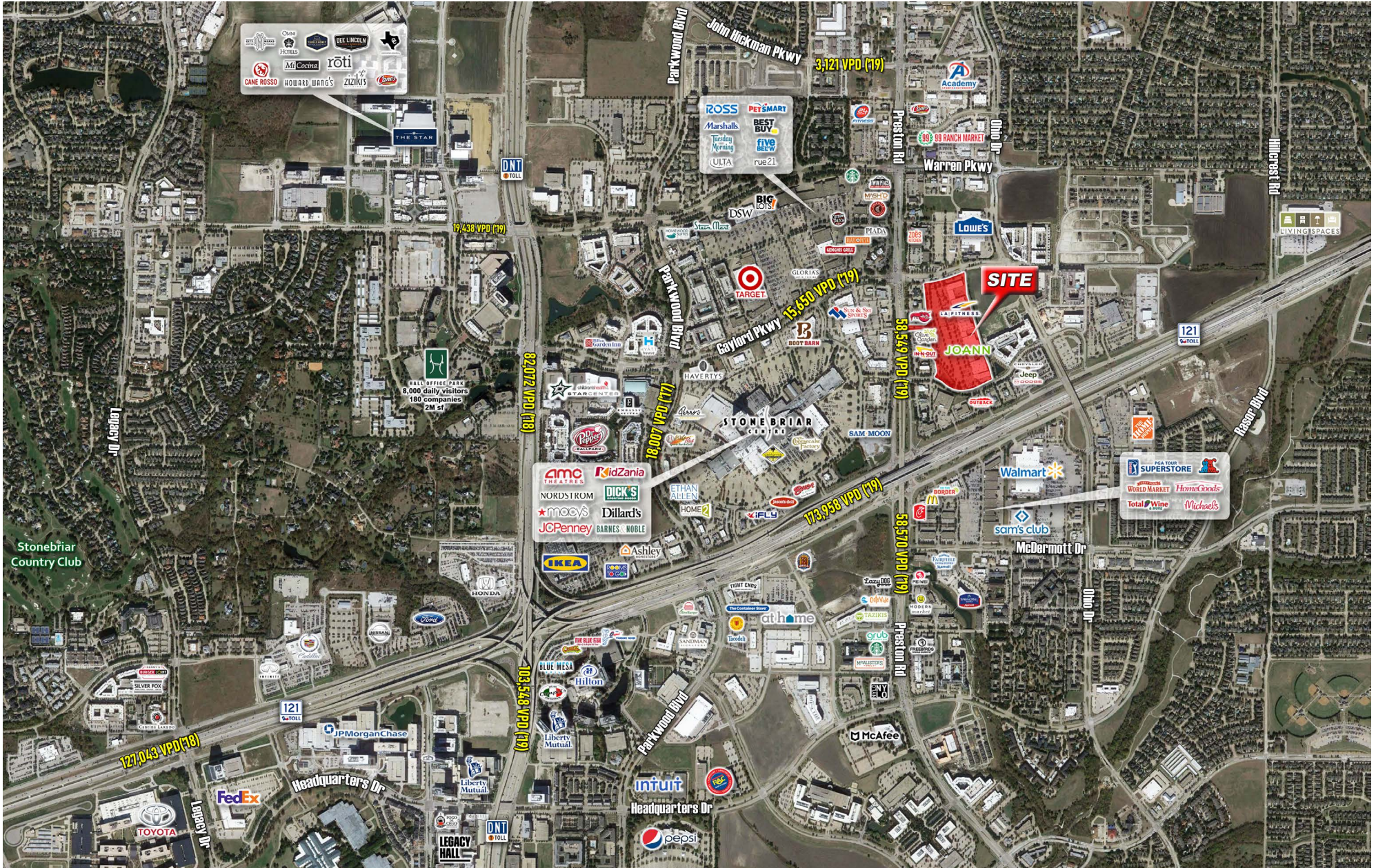


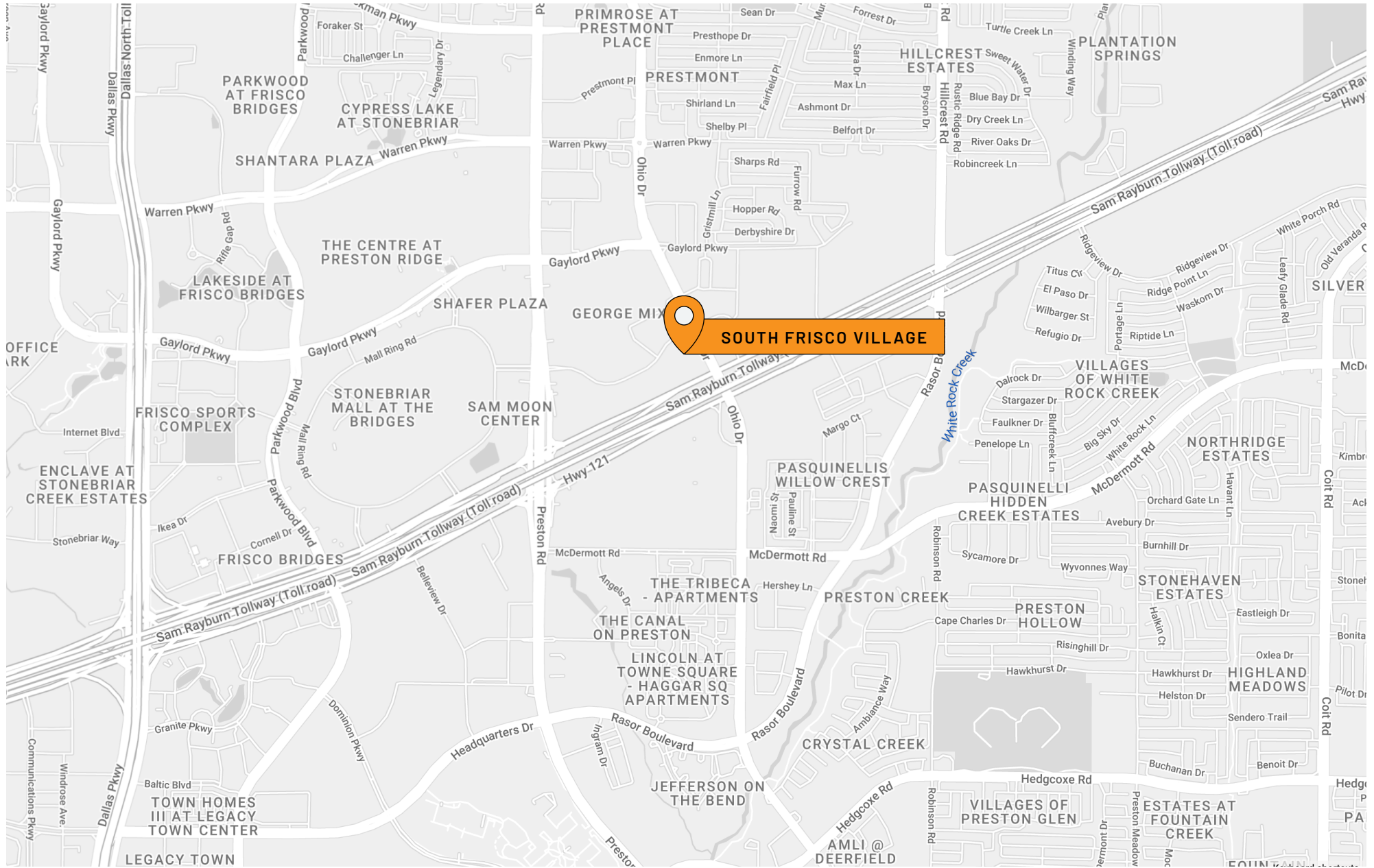


SUITE	TENANT	SQ FT
1	PPG Paints	4,000
2	Elite Remodeling	1,750
3	Nadine Floor Company	2,561
4	Scuba Frisco	1,425
5	Hertz	1,050
6	Blossom Nails	1,221
7	Precision Eye Associates	2,000
9	Rockler Woodworking & Hardware	9,474

SUITE	TENANT	SQ FT
11	Petland	3,956
12	Jo-Ann Fabrics	35,000
13	Office Depot	20,238
14	AVAILABLE	32,746
15	AVAILABLE	6,400
16	AVAILABLE	35,000
18	Rack Attack	4,971
19	Sally Beauty	1,520

SUITE	TENANT	SQ FT
20	Phenix Salons	8,000
21	Painted Tree Marketplace	41,240
22	Fuzzy's Taco Shop	4,400
23	Sugar Mama	1,203
24	Domino's Pizza	1,863
25	The Print House	7,203





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	16,136	121,655	319,542
2028 Projected Population	17,320	134,450	355,291
2020 Census Population	15,595	114,338	298,276
2010 Census Population	8,069	90,457	234,739
Projected Annual Growth 2023 to 2028	1.5%	2.1%	2.2%
Historical Annual Growth 2010 to 2023	7.7%	2.7%	2.8%
2023 Median Age	34.1	36.5	37.3
HOUSEHOLDS			
2023 Estimated Households	7,676	48,691	121,907
2028 Projected Households	8,694	56,861	143,588
2020 Census Households	7,167	45,145	112,422
2010 Census Households	3,897	35,043	87,585
Projected Annual Growth 2023 to 2028	2.7%	3.4%	3.6%
Historical Annual Growth 2010 to 2023	7.5%	3.0%	3.0%
RACE AND ETHNICITY			
2023 Estimated White	44.7%	50.2%	52.3%
2023 Estimated Black or African American	10.9%	10.0%	9.6%
2023 Estimated Asian or Pacific Islander	33.7%	28.3%	26.4%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2023 Estimated Other Races	10.3%	11.0%	11.3%
2023 Estimated Hispanic	10.3%	11.5%	11.9%

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INCOME			
2023 Estimated Average Household Income	\$116,240	\$158,049	\$172,753
2023 Estimated Median Household Income	\$107,756	\$131,764	\$141,887
2023 Estimated Per Capita Income	\$55,331	\$63,275	\$65,919
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.3%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	1.7%	1.9%
2023 Estimated High School Graduate	9.2%	9.5%	10.2%
2023 Estimated Some College	10.6%	13.8%	14.1%
2023 Estimated Associates Degree Only	3.9%	6.2%	6.3%
2023 Estimated Bachelors Degree Only	39.8%	39.3%	38.5%
2023 Estimated Graduate Degree	31.8%	27.2%	27.1%
BUSINESS			
2023 Estimated Total Businesses	1,377	10,321	20,240
2023 Estimated Total Employees	12,225	99,739	155,278
2023 Estimated Employee Population per Business	8.9	9.7	7.7
2023 Estimated Residential Population per Business	11.7	11.8	15.8

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