WHITESTONE

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HEADQUARTERS VILLAGE

8240 PRESTON RD.
PLANO, TX 75024

RETAIL AND OFFICE PROPERTY FOR LEASE - PLANO, TEXAS

LEGACY WEST AREA - PRESTON RD. - 121

CHRIS MUNCY

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PROPERTY DESCRIPTION

Headquarters Village enjoys an ideal location in the affluent neighborhoods of Northeast Plano and Frisco, making it a premier destination for residents and professionals alike. Situated amidst prestigious corporate campuses such as Toyota North America, JP Morgan Chase, FedEx, and Liberty Mutual, Headquarters Village benefits from its proximity to major employers. This strategic positioning not only attracts professionals from these corporations but also provides a steady flow of foot traffic to the center.

PROPERTY HIGHLIGHTS

- Near the Preston and 121 Tollway Intersection
- Surrounded by a diverse population of young, well-educated professionals
- Neighborhood Center serving the families of Northwest Plano

OFFERING SUMMARY

Available SF:	1,710 - 3,049 SF
Building Size:	89,350 SF
Vehicles Per Day:	50,275 via Preston Road
	13,000 via Rasor Boulevard
Major Tenants:	Delucca Goucho Pizza, Holy Grail, Gyu-Kaku Japanese BBQ, Five Guys Burgers, Comerica Bank

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	$152,786	$173,256	$173,417
Total Population	10,507	116,742	354,244
Total Households	4,317	47,743	136,601

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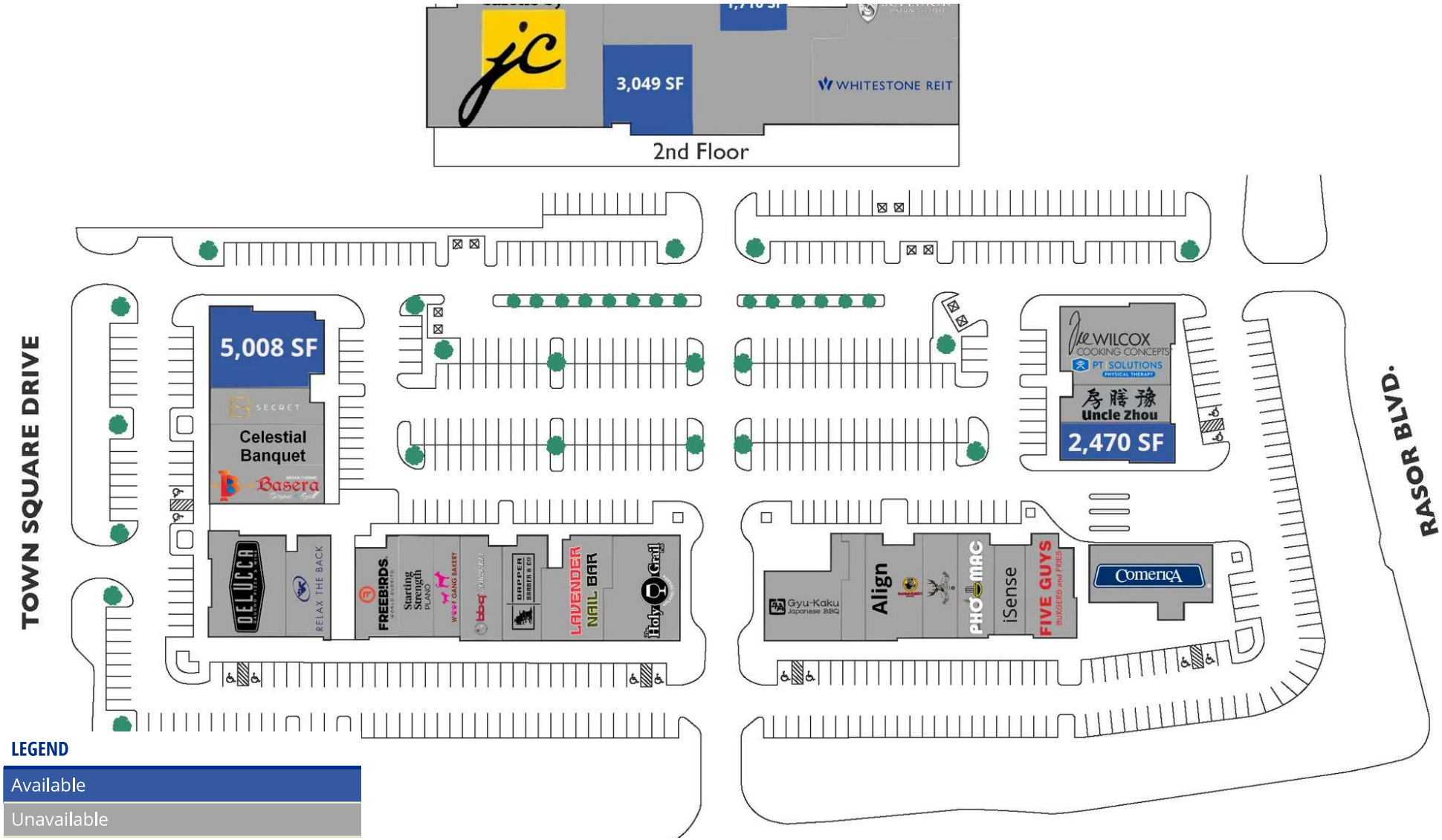
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LEGEND

Available

Unavailable

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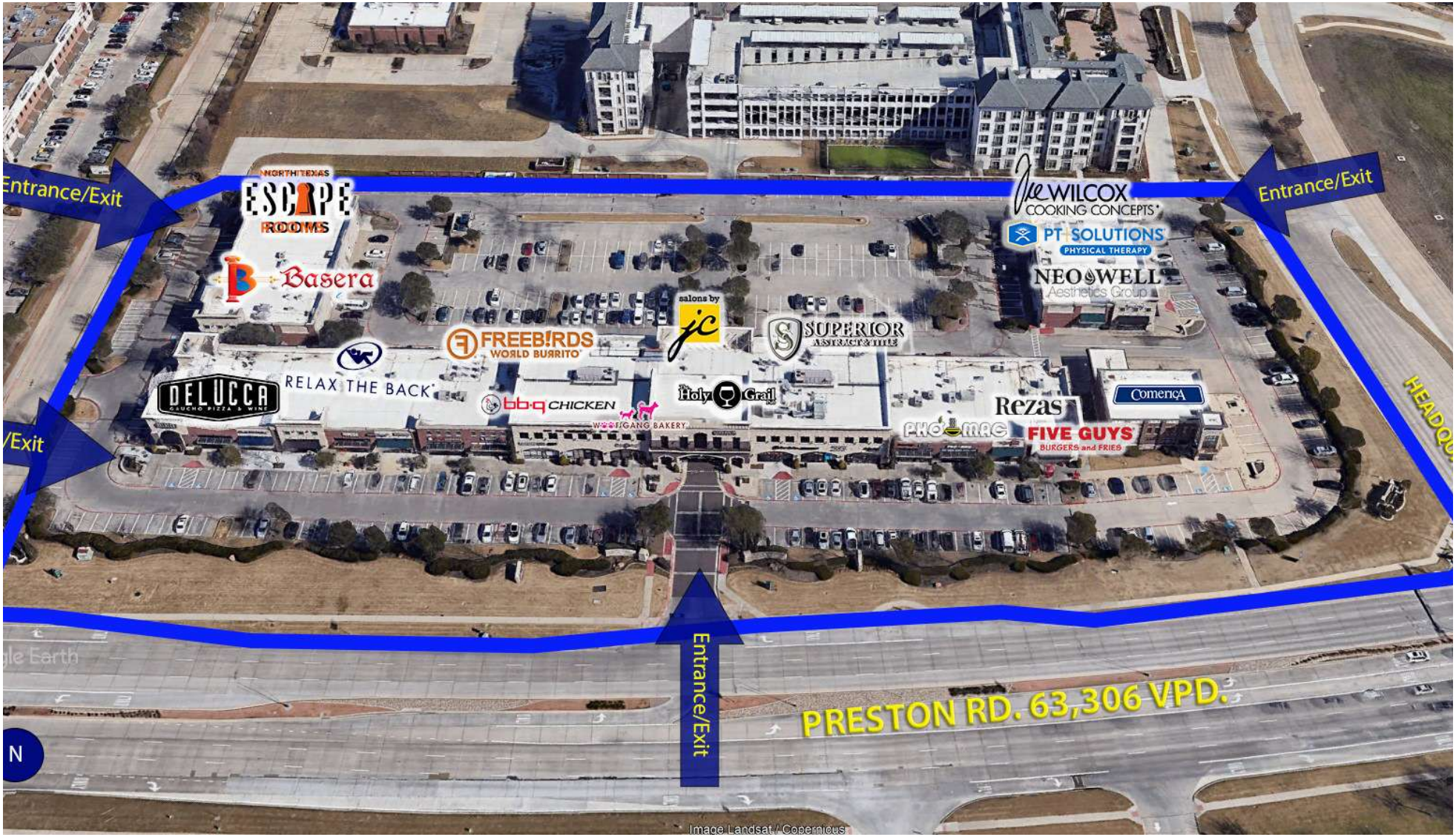
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Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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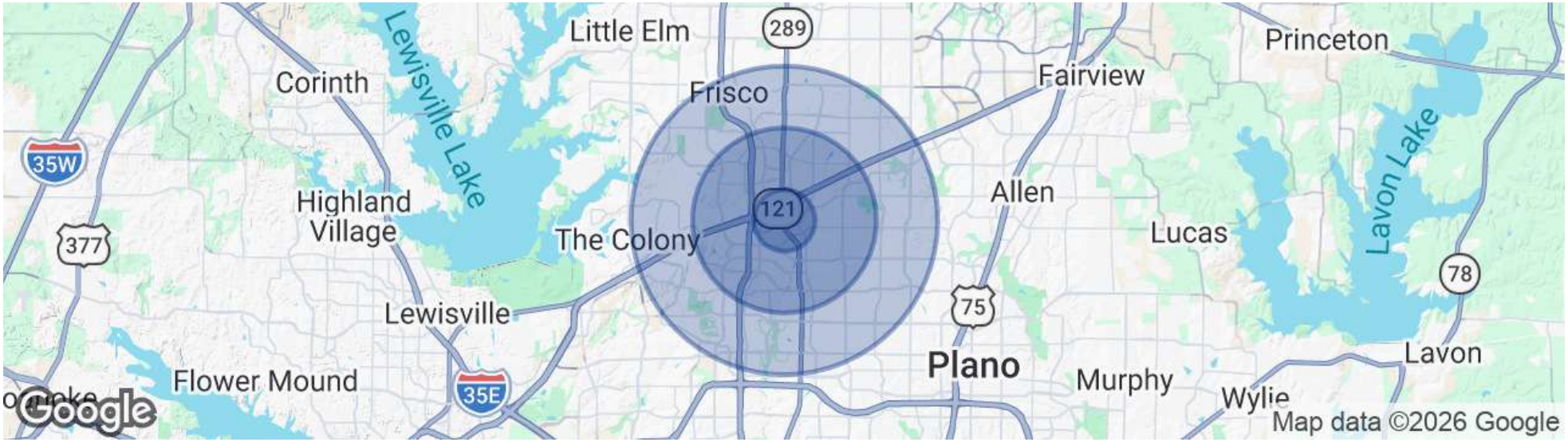
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,507	116,742	354,244
Median age	35	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,317	47,743	136,601
# of persons per HH	2.4	2.4	2.6
Average HH income	$152,786	$173,256	$173,417
Average house value	$594,589	$650,325	$614,489

** Demographic data derived from 2020 ACS - US Census*

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