WHITESTONE

WHITESTONEREIT.COM




# LAKESIDE MARKET |

# H-E-B SHADOW-ANCHORED

# LIFESTYLE CENTER

**5809 PRESTON ROAD**
**PLANO, TX 75093**

RETAIL PROPERTY FOR LEASE

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

# LAKESIDE MARKET

## 5809 PRESTON ROAD, PLANO, TX 75093







### PROPERTY DESCRIPTION

Lakeside Market is a Class A lifestyle center shadow-anchored by an H-E-B grocery store. The shopping center boasts a strong mix of acclaimed restaurants and internet-resistant service tenants. In addition to serving as an amenity to the nearby, fast-growing, highest-income residents in Plano, TX, the center attracts professionals from blue-chip employers in the immediate area: Capital One, Toyota, Ericsson, Liberty Mutual, JP Morgan Chase, and JCPenney.

### PROPERTY HIGHLIGHTS

- Along Dallas' primary growth corridor with easy access to Dallas North Tollway
- Located near to many of country's strongest employers (headquarters or major regional offices) - Toyota, JP Morgan Chase, Capital One
- Surrounded by a diverse population of young, well-educated professionals and a highly-skilled labor pool

### OFFERING SUMMARY

| | |
|---|---|
| Available SF: | 2,328 - 5,794 SF |
| Building Size: | 162,649 SF |
| Vehicles Per Day: | 55,682 via Preston Road |
| Major Tenants: | Starbucks, Mi Cocina, Kenny's Burger Joint, Craft Way Kitchen |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average HH Income | $158,829 | $167,200 | $147,084 |
| Total Population | 11,735 | 114,049 | 339,817 |
| Total Households | 5,318 | 47,406 | 143,133 |

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

WHITESTONE

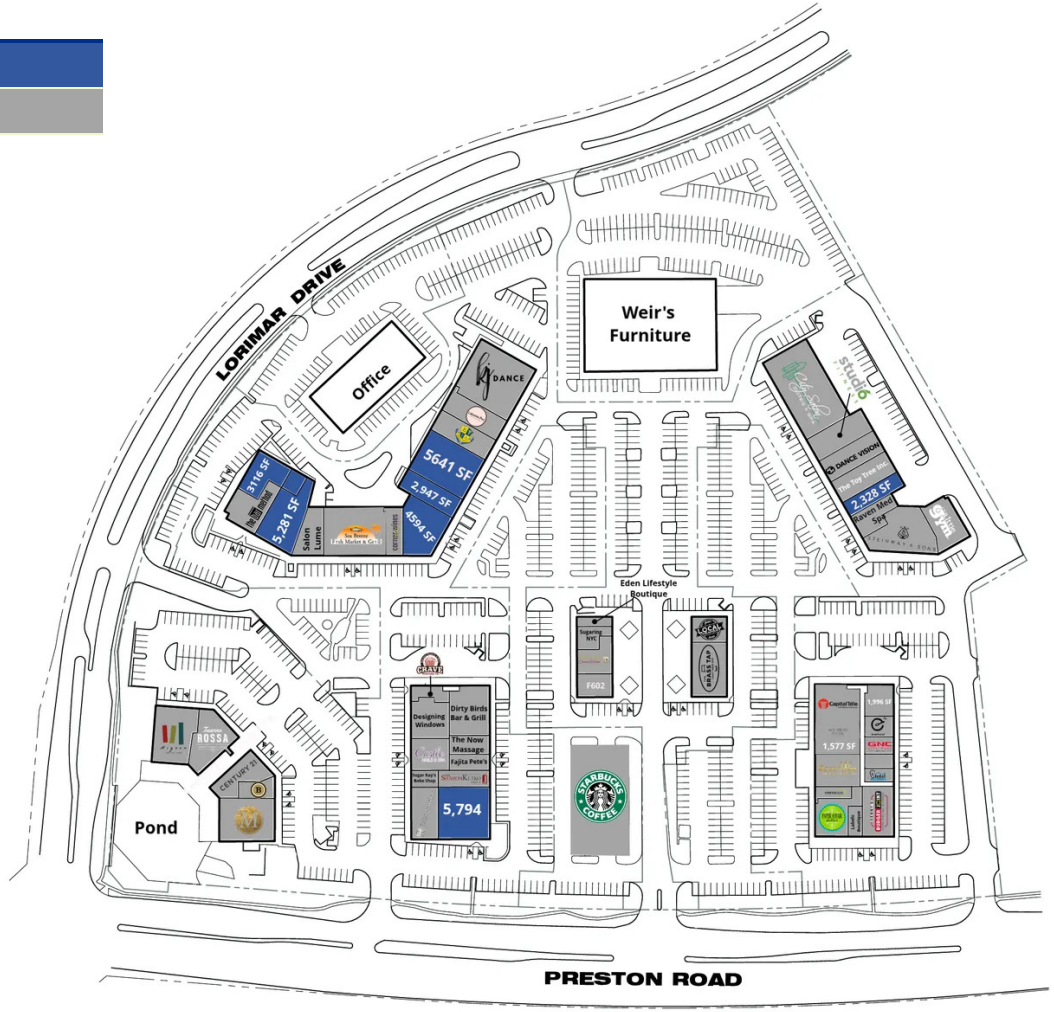
WHITESTONEREIT.COM

# LAKESIDE MARKET

## LAKESIDE MARKET | 5809 PRESTON ROAD, PLANO, TX 75093

**LEGEND**

| |
|---|
| Available |
| Unavailable |




**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

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.

WHITESTONE

# LAKESIDE MARKET

## LAKESIDE MARKET | 5809 PRESTON ROAD, PLANO, TX 75093

### LEASE INFORMATION

| | | | |
|---|---|---|---|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,328 - 5,794 SF | Lease Rate: | Negotiable |

### AVAILABLE / UNAVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| B518 & B520 | Available | 3,116 SF | NNN | Negotiable | - |
| B521 | The Bar Method | 2,936 SF | NNN | Negotiable | - |
| B524 | Available | 5,281 SF | NNN | Negotiable | - |
| B525 | Salon Lume | 2,648 SF | NNN | Negotiable | - |
| B530 | Sea Breeze Fish Market & Grill | 3,507 SF | NNN | Negotiable | - |
| B532 | Sea Breeze Fish Market & Grill | 2,831 SF | NNN | Negotiable | - |
| B534, B535 | Corner Wines | 3,347 SF | NNN | Negotiable | - |
| B536 | Available | 4,594 SF | NNN | Negotiable | Terrific 2nd Generation Patio Restaurant directly on Preston Rd with high traffic counts |
| B540 | Available | 2,947 SF | NNN | Negotiable | - |
| B542 | Available | 5,641 SF | NNN | Negotiable | - |
| B544 | Berkeley Academy SAT Prep | 3,364 SF | NNN | Negotiable | - |
| B545 | Lakeside Pet Groomers | 2,997 SF | NNN | Negotiable | - |
| B546-B548 | KJ Dance Designs, Inc. | 8,000 SF | NNN | Negotiable | - |
| C554 | City Salon Suites & Spa | 9,475 SF | NNN | Negotiable | - |
| C558 | Studio 6 Fitness (Pilates) | 3,103 SF | NNN | Negotiable | - |
| C560 | Dance Tonight Plano | 3,349 SF | NNN | Negotiable | - |
| C562 | The Toy Tree | 3,143 SF | NNN | Negotiable | - |

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

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.

# LAKESIDE MARKET

## LAKESIDE MARKET | 5809 PRESTON ROAD, PLANO, TX 75093

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| C564 | Available | 2,328 SF | NNN | Negotiable | - |
| C-565 | Raven Med Spa & Cosmetic Injector Academy | 2,234 SF | NNN | Negotiable | - |
| C570 | Steinway Hall Piano | 5,355 SF | NNN | Negotiable | - |
| C574 | Little Gym | 3,348 SF | NNN | Negotiable | - |
| D611 | Available | 5,794 SF | NNN | Negotiable | - |
| D614 | Sharon Ketko | 1,700 SF | NNN | Negotiable | - |
| D616 | Fajita Pete's | 1,347 SF | NNN | Negotiable | - |
| D-618 | Dirty Birds Bar & Grill | 3,909 SF | NNN | Negotiable | - |
| D-617 | The Now | 2,124 SF | NNN | Negotiable | - |
| D620 | Crave Popcorn Company | 1,279 SF | NNN | Negotiable | - |
| D622 | Designing Windows | 2,808 SF | NNN | Negotiable | - |
| D623 | Castle Nail & Spa | 2,653 SF | NNN | Negotiable | - |
| D624 | Sugar Ray's Bake Shop | 1,008 SF | NNN | Negotiable | - |
| D625 | Jalin Jewelers, Inc | 2,984 SF | NNN | Negotiable | - |
| E576 | Paper Affair | 3,201 SF | NNN | Negotiable | - |
| E577 | Stretch Zone | 997 SF | NNN | Negotiable | - |
| E578 | CraftWay Kitchen | 3,169 SF | NNN | Negotiable | - |
| E-579 | Southern Stork and Children's Boutique | 1,566 SF | NNN | Negotiable | - |
| E578A | - | 1,577 SF | NNN | Negotiable | - |
| E580 | Capital Title | 3,396 SF | NNN | Negotiable | - |
| E582 | - | 1,996 SF | NNN | Negotiable | End-cap space fronting the new Plano H-E-B and its entire parking field. Great visibility to HEB customers as they enter and leave the center. |

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

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.

# LAKESIDE MARKET

## LAKESIDE MARKET | 5809 PRESTON ROAD, PLANO, TX 75093

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| E584 | Everbowl | 1,198 SF | NNN | Negotiable | - |
| E585 | General Nutrition Center | 1,061 SF | NNN | Negotiable | - |
| E586 | - | 944 SF | NNN | Negotiable | - |
| E587 | Total Hearing Care | 796 SF | NNN | Negotiable | - |
| E588 | Kenny's Burger Joint | 3,420 SF | NNN | Negotiable | - |
| E590 | Labels Boutique | 997 SF | NNN | Negotiable | - |
| F602 | - | 1,605 SF | NNN | Negotiable | - |
| F604 | Mah-Jong Chinese Kitchen | 2,108 SF | NNN | Negotiable | - |
| F606 | Sugaring NYC | 1,362 SF | NNN | Negotiable | - |
| F608 | ...ishChicks | 876 SF | NNN | Negotiable | - |
| G594 | Brass Tap Craft Beer Bar | 4,340 SF | NNN | Negotiable | - |
| G598 | Local Creamery | 1,646 SF | NNN | Negotiable | - |
| H502 | Mi Cocina, Ltd. | 4,781 SF | NNN | Negotiable | - |
| H506 | The Boardroom Salon for Men | 1,831 SF | NNN | Negotiable | - |
| H-510 | Century 21 Judge Fite Company | 2,704 SF | NNN | Negotiable | - |
| H512 | Taverna Rossa | 3,821 SF | NNN | Negotiable | - |
| H518 | Mignon | 4,960 SF | NNN | Negotiable | - |

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

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.

# LAKESIDE MARKET

## 5809 PRESTON ROAD, PLANO, TX 75093




**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

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.

WHITESTONE

WHITESTONEREIT.COM

# LAKESIDE MARKET

## 5809 PRESTON ROAD, PLANO, TX 75093


























**CHRIS MUNCY**

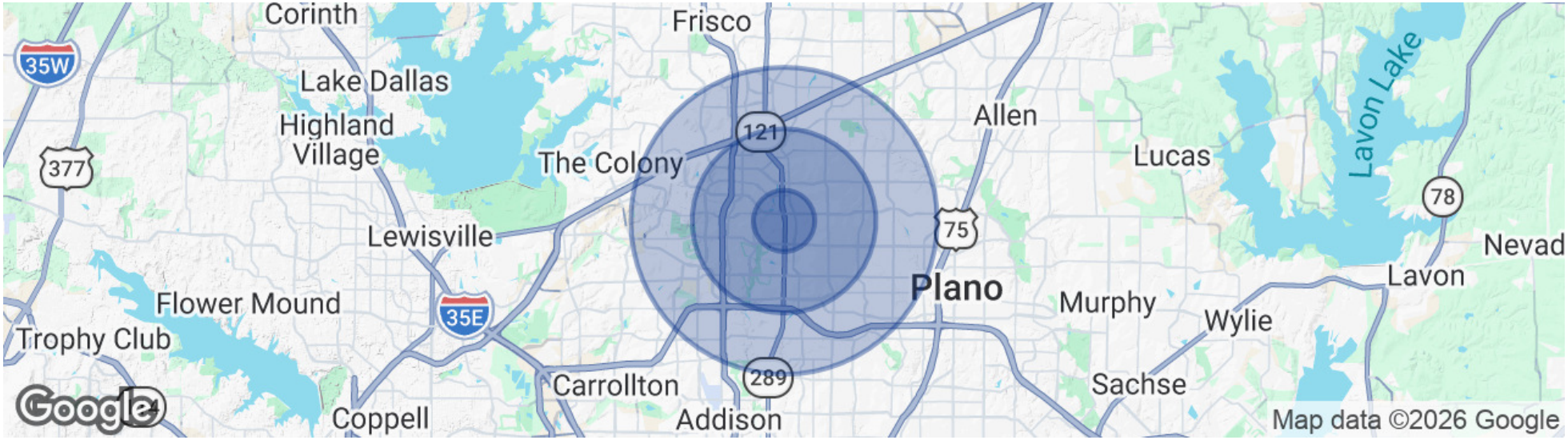
*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220

WHITESTONE

WHITESTONEREIT.COM

# LAKESIDE MARKET

## 5809 PRESTON ROAD, PLANO, TX 75093




| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 11,735 | 114,049 | 339,817 |
| Average Age | 44.3 | 42.2 | 40.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 5,318 | 47,406 | 143,133 |
| # of Persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | $158,829 | $167,200 | $147,084 |
| Average House Value | $702,540 | $597,301 | $531,829 |

**CHRIS MUNCY**

*LEASING MANAGER - DFW REGION*
cmuncy@whitestonereit.com
p: 214.770.5220