



H O L I N E R

F O R L E A S E

11811 - 11825 PRESTON RD
DALLAS, TX 75230

A PROJECT OF



CONCORDCAPITAL

PARTNERS

OVERVIEW

- Retail / Medical Office Opportunity
- Lower level: 4,414 SF 2nd generation medical space
- Suite 140: 4,052 end cap / former nail salon
- Strong traffic counts at Preston Rd and Forest Ln
- ADA-compliant and elevator-served for easy access
- Lease Type: NNN
- Lease Rate: Contact for Pricing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,988	115,031	404,863
Daytime Population	17,397	206,359	571,002
Average HH Income	\$234,645	\$150,474	\$134,364
Median Home Value	\$808,975	\$682,272	\$549,063

Source: Esri, 2024

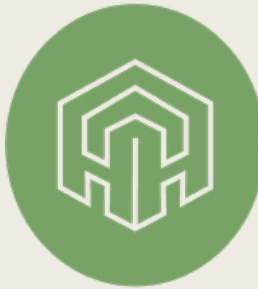
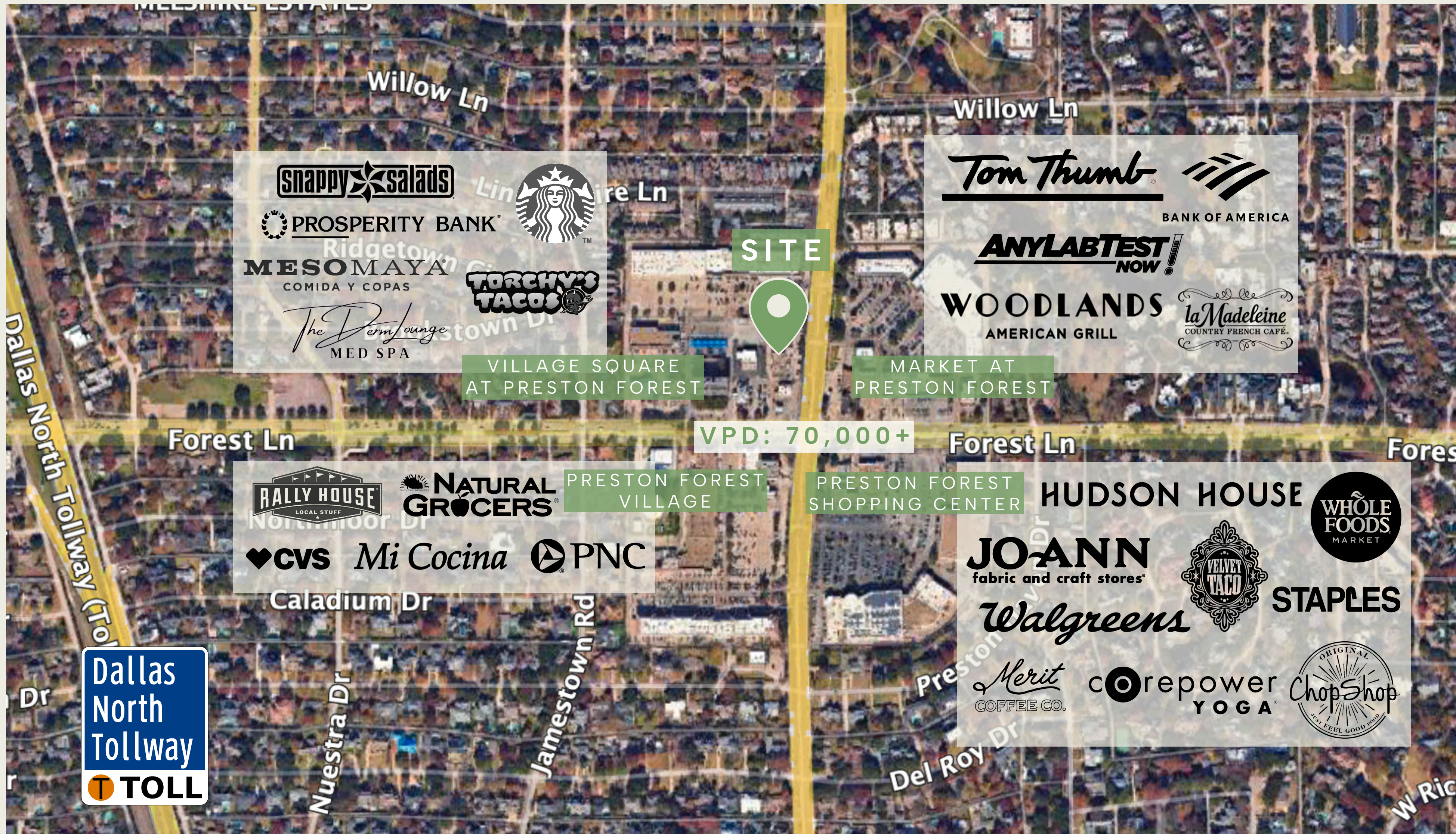


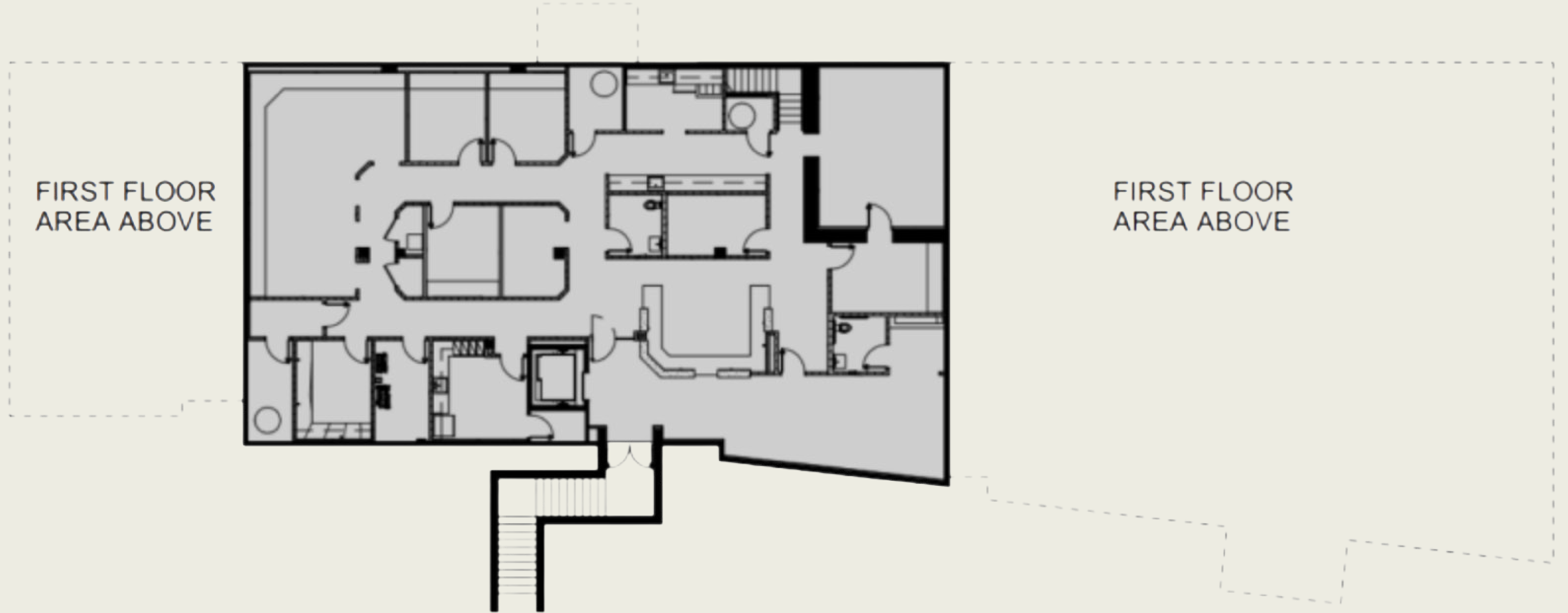
LOCATION

- Surrounded by best-in-class co-tenants: Whole Foods, Tom Thumb, Walgreens, CVS, Ulta, Hudson House, Mi Cocina, Natural Grocers, PNC, Fleet Feet, CityVet & more
- Average household income exceeding \$234,000 within 1 mile - top decile nationally
- Over 32% of households within the ZIP earn \$200,000+ annually
- Median age of 45.1 years — ideal patient and customer demographic for medical, aesthetics, and specialty services
- Virtually zero new comparable supply in the immediate North Dallas infill market
- Traffic counts exceeding 70,000 vehicles per day at Preston Rd and Forest Ln



M A P





LOWER LEVEL - 4,414 SF



SUITE 140 - 4,052 SF

H O L I N E R



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