

WENTURE 5,616 SF LIFEWAY SPACE FOR SUBLEASE

214.378.1212

1937 PRESTON RD #1000 PLANO, TX

LOCATION

SWC PRESTON RD & PARK BLVD PLANO, TX

SIZE

BUILDING 5,616 SF

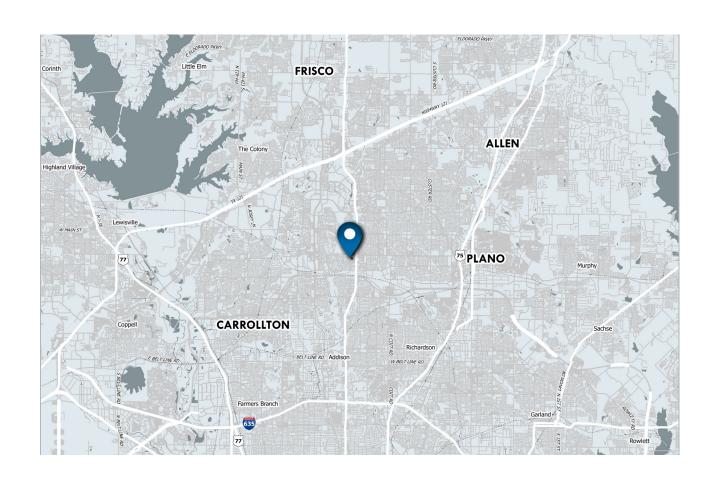
TRAFFIC COUNTS

 PRESTON RD
 PARK BLVD

 44,989 VPD 2018
 31,856 VPD 2018

PROPERTY HIGHLIGHTS

- * HIGHEST PROFILE RETAIL INTERSECTION IN PLANO
- * REGIONAL TRAFFIC
- ★ EAST ACCESS TO DNT & PGBT
- ★ DENSE ROOFTOPS WITH EXCELLENT HH INCOME
- ★ LEASE EXPIRES 4/30/2022



2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,455	127,462	361,438
EST. DAYTIME POPULATION	13,124	81,305	220,044
EST. AVG. HH INCOME	\$123,623	\$121,648	\$116,151

AREA ATTRACTIONS











SPACE	TENANT	SQ. FT
A1000	CPR - Cell Phone Repair	800 SF
A1001	State Farm Insurance	1,001 SF
A1003	Naturally Divine Beauty	1,400 SF
A1004	Palio's Pizza Cafe	3,200 SF
A1008	Prudential Texas Properties	4,807 SF
A1016	Deluxe Nail Salon	2,942 SF
A1020	The Little Gym	3,741 SF

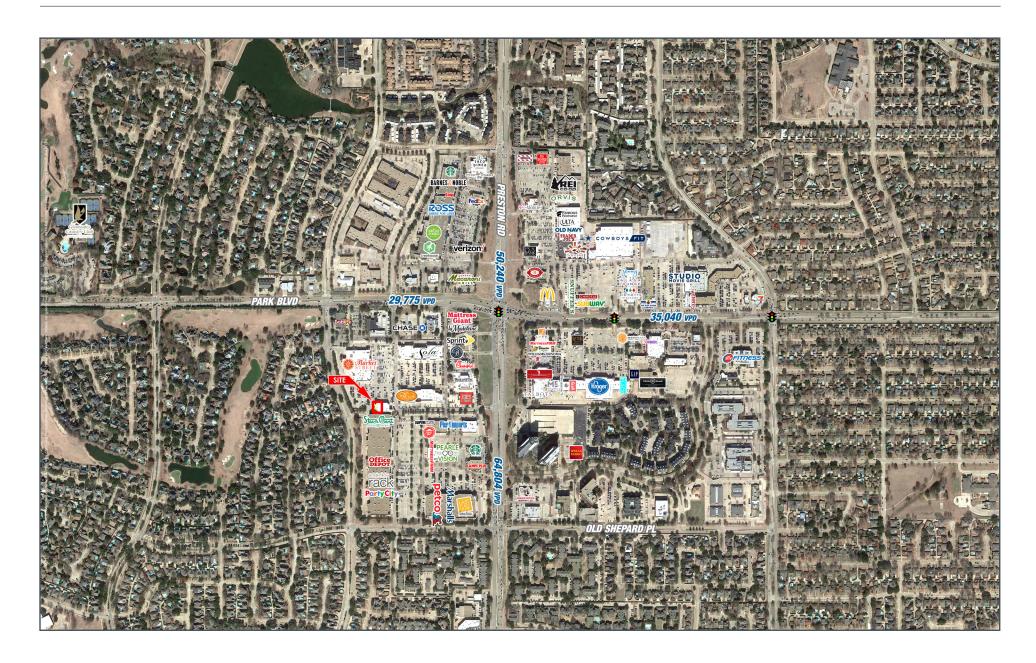
A1022 AVAILABLE	8,000 SF
A1030 Hyena's Comedy Club	5,978 SF
A1035 Restore Cryotherapy	1,583 SF
A1040 Abbey Road Eatery and Ales	4,939 SF
B2000 Below 40 Poke House	1,964 SF
B2002 JB Jewelers	1,350 SF
B2004 MA Modern Acupuncture	1,394 SF
B2008 MEDI Weight Loss Clinic	1,927 SF

B2010 New Smile, P.A.	1,978 SF
B2012 Elements Therapeutic Massage	2,175 SF
B2014 Gaia Flow Yoga	2,946 SF
B2016 Plano Taekwondo	2,158 SF
B2022 Toni & Guy Academy	12,572 SF
B2066 Mattison Avenue Salon	8,495 SF
B2070 NexGen Fitness	2,542 SF
B2074 AVAILABLE	5,129 SF

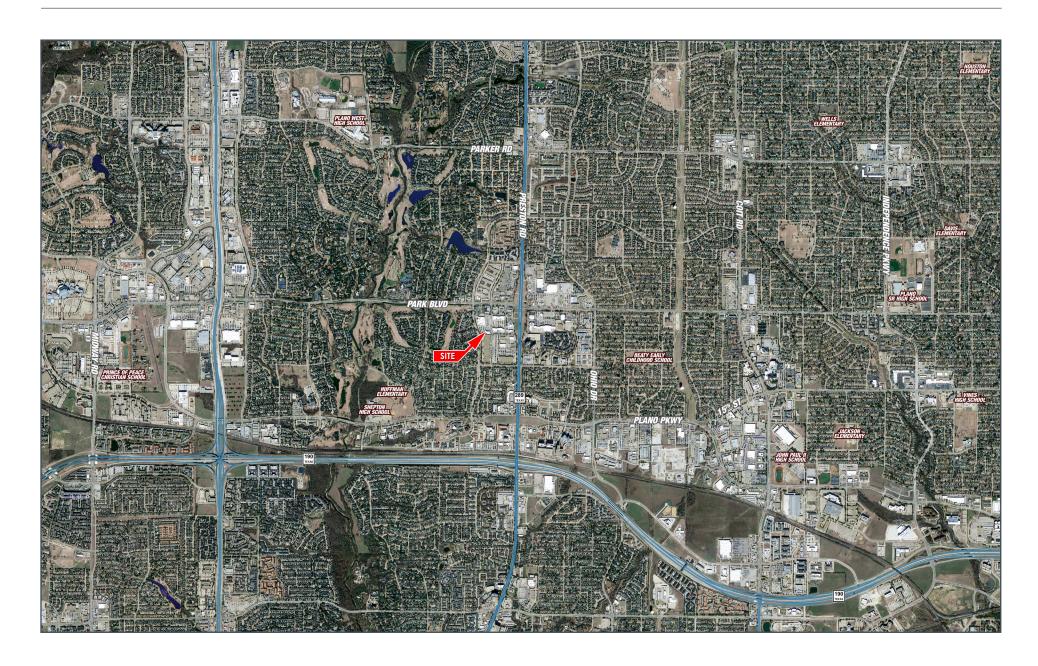
C1929	Market Street United	69,971 SF
D1000	Leased/AVAILABLE	5,616 SF
D1002	Tropical Smoothie Cafe	1,800 SF
E1000	Zoe's Kitchen	3,000 SF
E1002	LAX Kong	3,709 SF
TOTAL	. SQ. FT.	167,117

SITE LEGEND Available Coccupied Leased (not occupied) Owned by Others Site Boundary	
Occupied Leased (not occupied) Owned by Others	SITE LEGEND
	Occupied Leased (not occupied) Owned by Others













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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- AS AGENT FOR BOTH INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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