

PRESTONWOOD PLACE

A **KITE**® CENTER





PRESTONWOOD PLACE

A best-in class mixed-use development featuring some of the area's most exciting lifestyle brands and trendy culinary offerings.

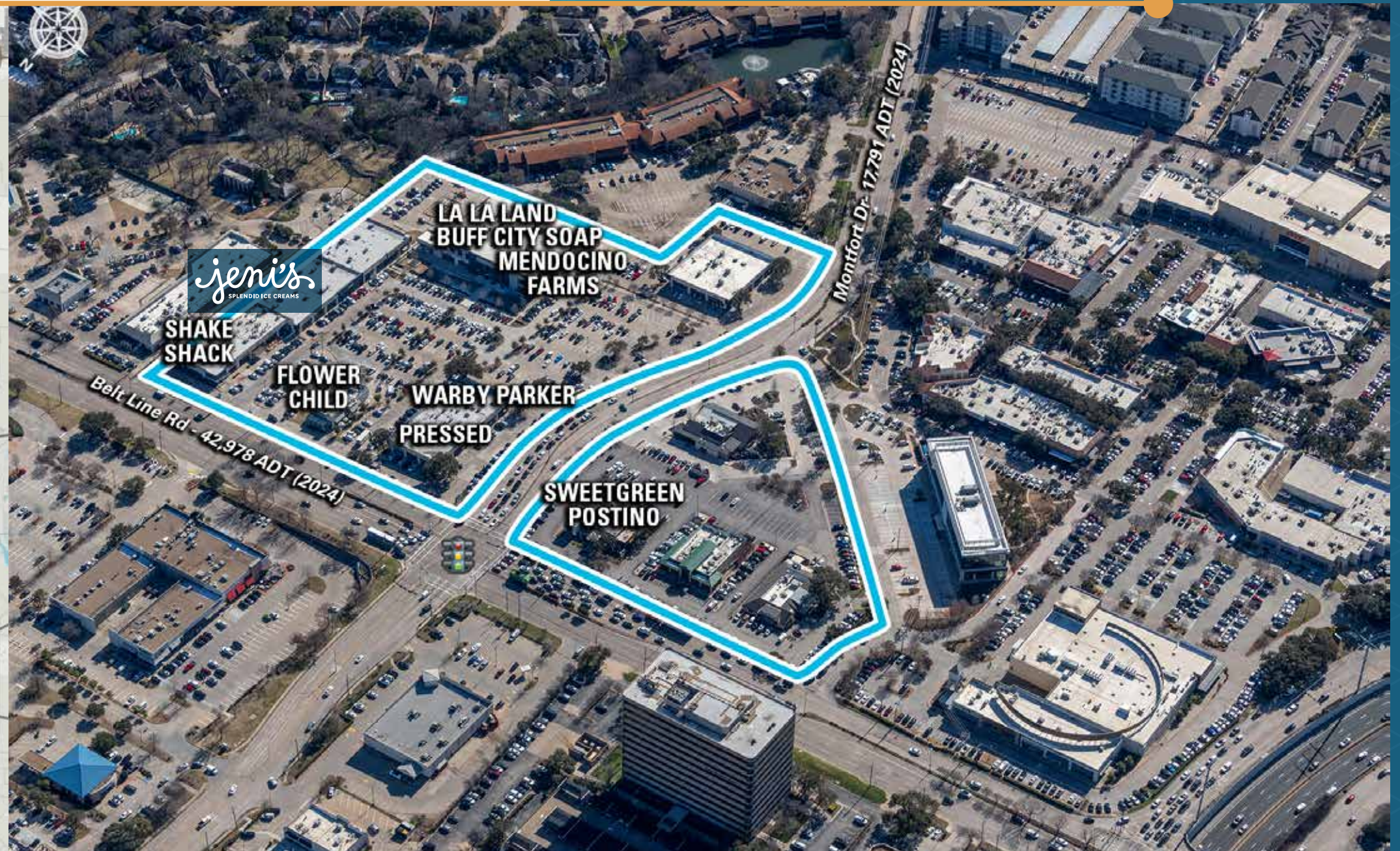
Prestonwood is situated along Dallas' Restaurant Row, a four mile stretch of Belt Line Road offering more than 180+ restaurants and entertainment venues. As one of the area's premiere culinary destinations, the property has a diverse selection of offerings ranging from convenient delicious fast causal, seasonal and healthy, to upscale comfortable and rustic.

Located in the north Dallas suburb of Addison, Prestonwood is just a short drive from the Dallas Toll-Road, a critical north/south artery connecting the Dallas Metroplex's booming suburbs to downtown a short 15 minute drive.

Whether shopping, dining, or relaxing, Prestonwood has offerings to meet every need and more.

LOCATION

5290 Belt Line Rd,
Dallas, TX 75254



A MIXED-USE DESTINATION

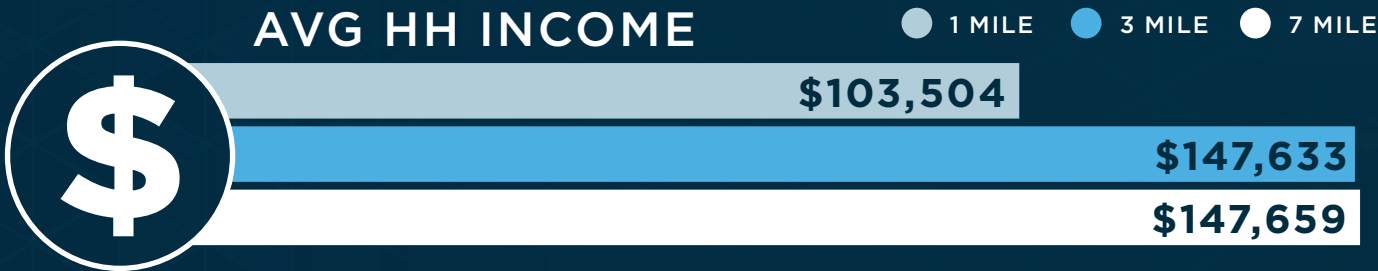
Prestonwood Place is located at the signalized intersection of Belt Line Rd. and Montfort Dr. in Addison, TX. The center is just a block west of the North Dallas Tollroad and is situated amongst more than 10 MSF of Class A office space within a 1-mile radius.

1.8 MILLION TRIPS

There were **1.8 million** trips made to Prestonwood Place in 2024. Nearly **58%** of all trips to the center were taken by people that live **<7 miles** from the center.

Over 573K trips were taken on the weekends in 2024 at Prestonwood Place.

PRESTONWOOD PLACE DEMOGRAPHICS



HOUSEHOLDS

1 MILE
16,294

3 MILE
62,141

7 MILE
298,710



POPULATION

1 MILE
28,507

3 MILE
130,517

7 MILE
707,666



BACHELORS DEGREE OR HIGHER

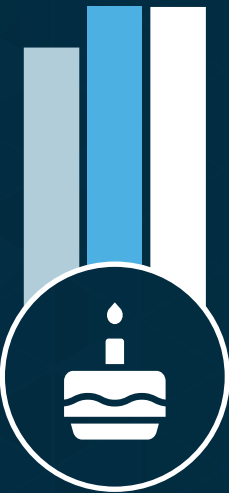


● 1 MILE
54%

● 3 MILE
56%

● 7 MILE
50%

MEDIAN AGE



● 1 MILE
36

● 3 MILE
39

● 7 MILE
38

TOP THREE CUSTOMERS

1. Singles and Starters

(1-mile: 54% | 3-mile: 33%)

Young singles starting out and some starter families living a city lifestyle.

2. Power Elite

(1-mile: 7% | 3-mile: 21%)

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

3. Booming with Confidence

(1-mile: 2% | 3-mile: 11%)

Prosperous, established couples in their peak earning years living in suburban homes.

SEGMENTS - EXPERIAN MOSAIC DATA 2025, DEMOGRAPHIC SOURCE: SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS



DINING

HEALTH, BEAUTY AND WELLNESS

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

Mendocino Farms

sweetgreen

SHAKE SHACK

SWEET PARIS
crêperie & café

POSTINO

one medical

GET THE GLOW

SUGARED + BRONZED

Orangetheory FITNESS

CLUB PILATES

MASSAGE HEIGHTS
body + face

VITALVC
MEDSPA

LIFESTYLE

RETAIL

LaLaLand

pressed

jenis's
SPLENDID ICE CREAMS

WARBY PARKER

Buff City Soap





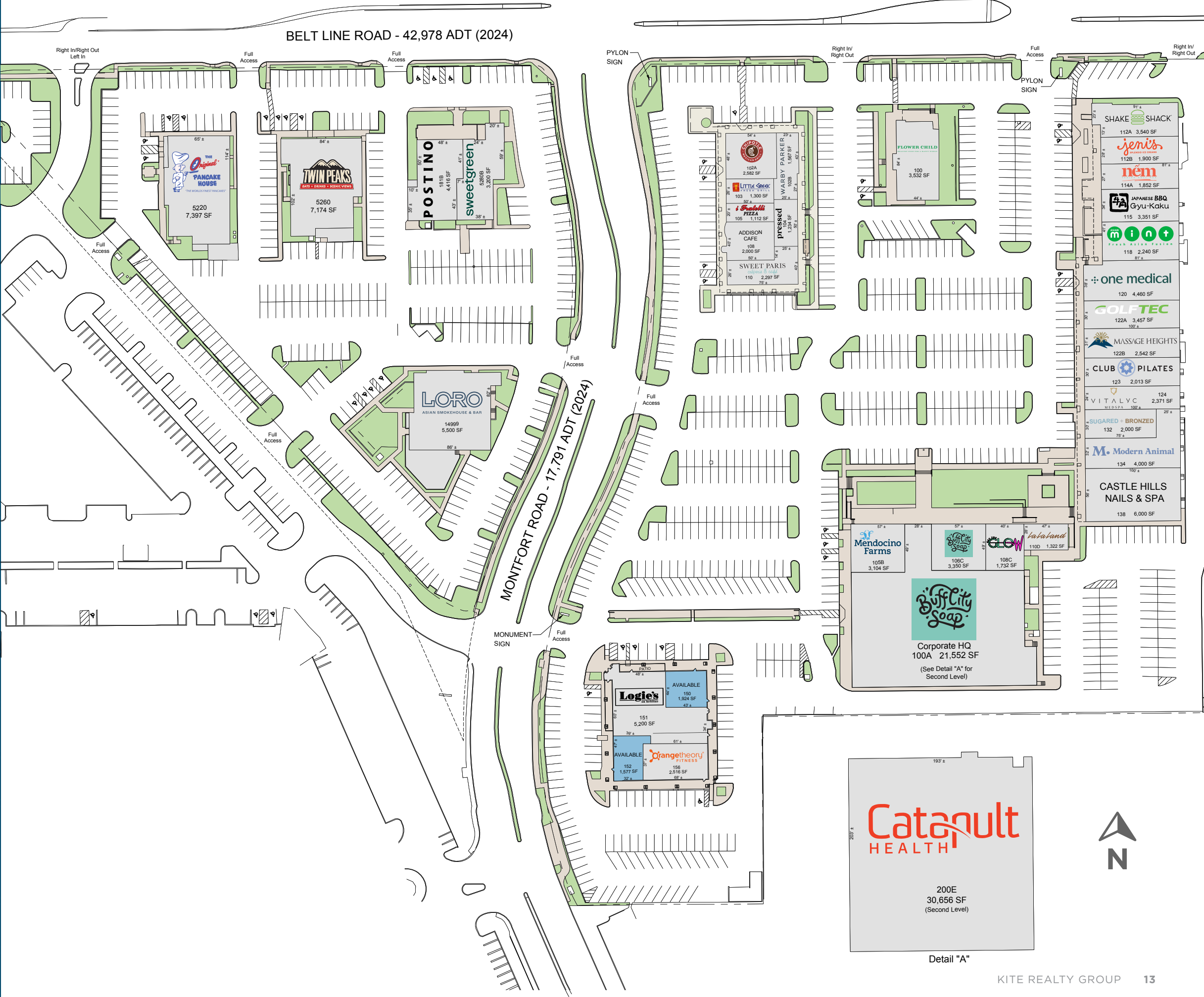
GLA: 104,317 SF

AVAILABLE SPACE

150	1,924 SF
152	1,577 SF

Information as of 11/22/2024

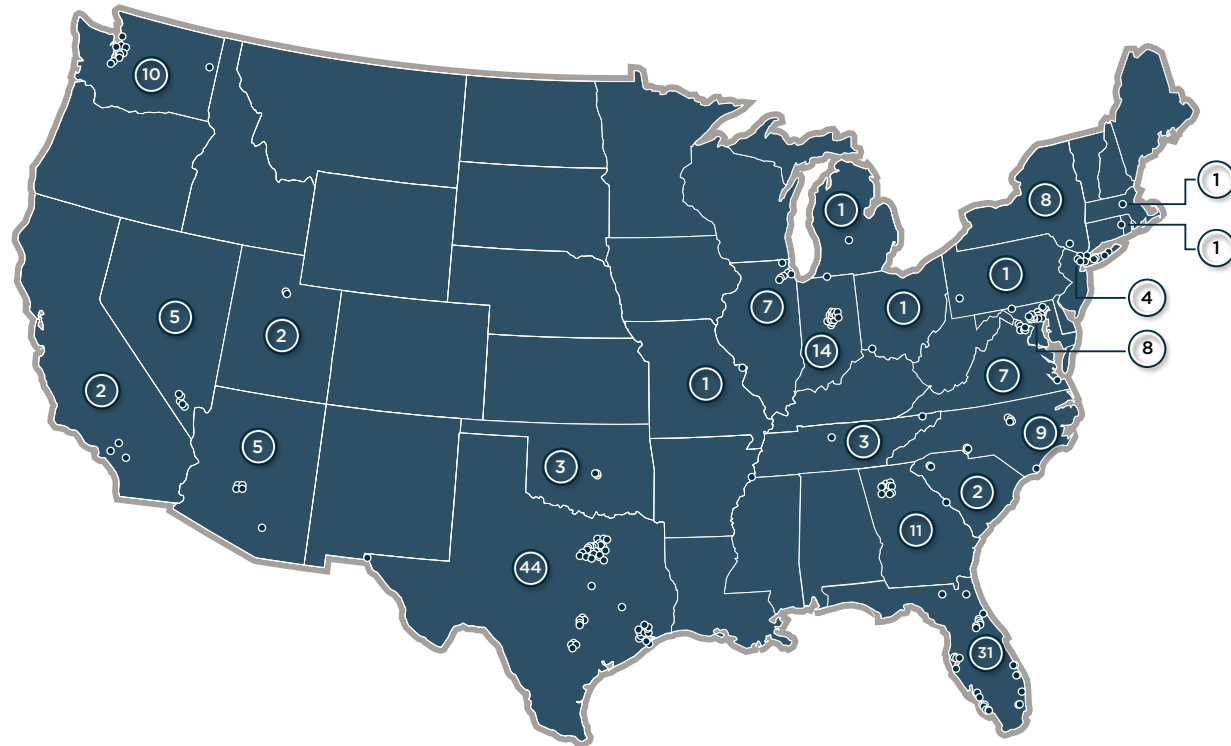
LEASING
PLAN



Detail "A"

THE KRG TEAM

Kite Realty Group (NYSE: KRG), a leading real estate investment trust (REIT), is a premier owner and operator of high-quality, open-air grocery-anchored centers and vibrant mixed-use assets.



PUBLICLY TRADED SINCE 2004

with a successful history in the real estate industry dating back to the 1960s.

TOP 5 SHOPPING CENTER REIT

\$8.2 Billion in total enterprise value.

30 MILLION SF

and one development and redevelopment project currently under construction.

*Information accurate as of 6/30/2025 unless otherwise noted

181 OPERATING RETAIL PROPERTIES

in thriving markets across the country

24 STATES

including Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington.





KRG
LISTED
NYSE

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**PRESTONWOOD
PLACE**

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prestonwoodplace.com