

RETAIL SPACE AVAILABLE - SHOPS OF ELDORADO I & II

12398 & 12399 FM 423, Frisco, Texas 75033



FOR LEASE

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DEMOGRAPHICS

PROPERTY INFORMATION

- GLA: 37,100 S
- Available: 4,807 SF
- Signage available on FM 423
- Shadow anchored by Walmart and in close proximity to major retailers and restaurants
- Densely populated trade area with almost 100,000 people within a 3-mile radius

PRICE

Please contact broker for additional details



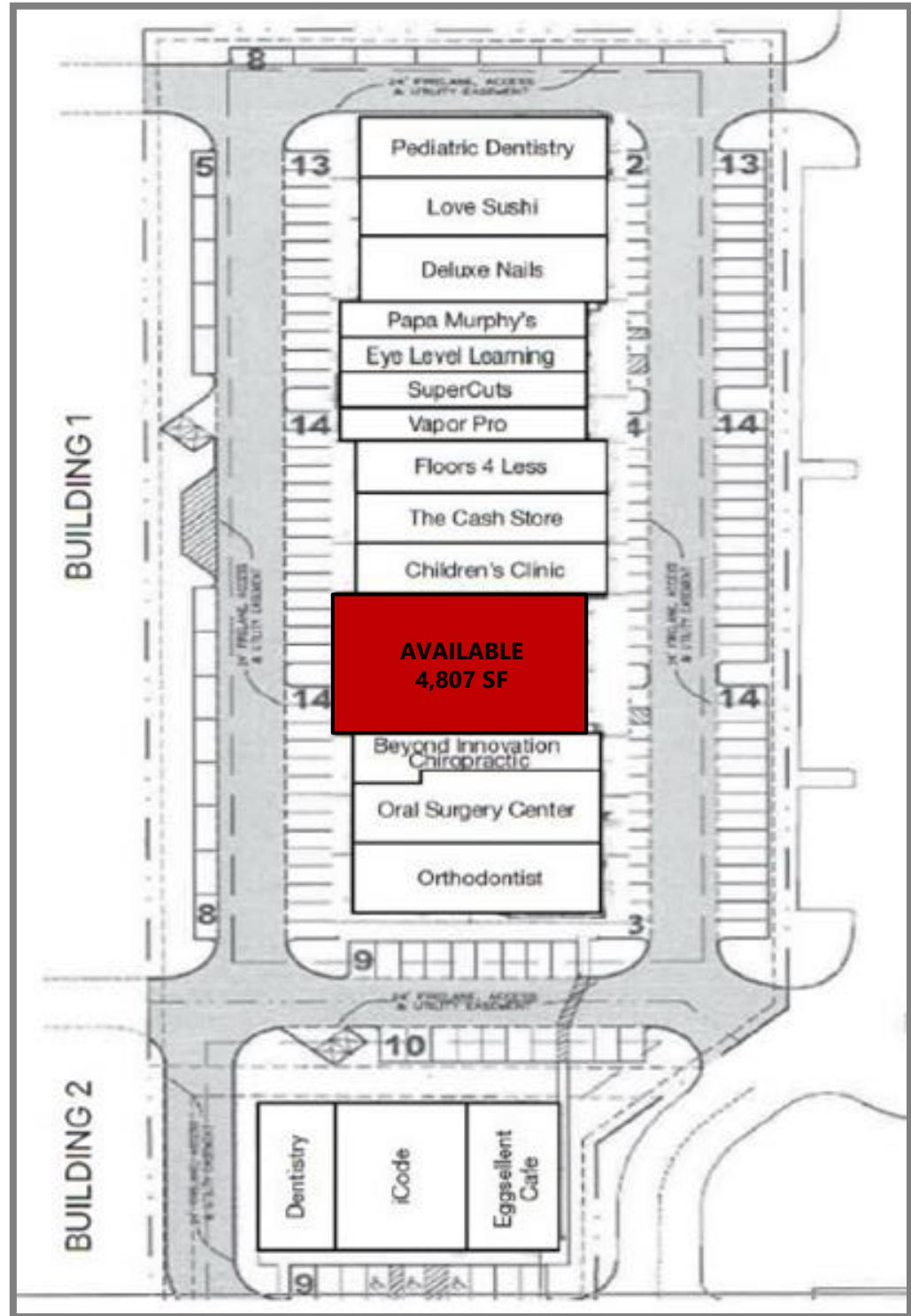
Demographics	1 Mile	5 Miles	10 Miles
Total Pop.	21,662	99,054	177,840
Daytime Pop.	14,614	68,709	129,657
Avg. HH Income	\$149,780	\$142,818	\$137,318
Median Age	32.1	32.6	32.9



Traffic Collection St	Cross St	Traffic
FM 423	Pine Trail Dr SW	29,723
Eldorado Pkwy	FM 423 W	27,145
Eldorado Pkwy	Red Spruce Dr E	24,000
Eldorado Pkwy	FM 423 E	23,558
FM 423	Pine Trail Dr N	21,140

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SITE PLAN



SHOPS OF ELDORADO I & II