## PROSPER COMMONS

181 N PRESTON RD PROSPER, TX 75078



#### **OFFERING SUMMARY**

Lease Rate:	\$45-47 SF/yr (NNN)
Building Size:	9,005 SF
Available SF:	3549 SF
Acres:	1.61
Parking:	37
	(1/250)
Year Built:	2024

#### PROPERTY HIGHLIGHTS

- Retail/office development under construction at the northwest corner of Preston Rd & Broadway St in Prosper, Texas
- Space to be delivered in shell condition in Q4
- Easy access to US-380 and Dallas North Tollway
- \* Less than 1 mile away from the Gates of Prosper Shopping Center
- \* Approximately 5 minutes away from Prosper High School

#### **PROPERTY OVERVIEW:**

Area retailers include: Kroger, Market Place, Kohl's, Walmart, Hobby Lobby, CVS, Dicks Sporting Goods, Home Goods, Burlington.

#### **PROPERTY HIGHLIGHTS**

For more information or to schedule a tour, please contact:

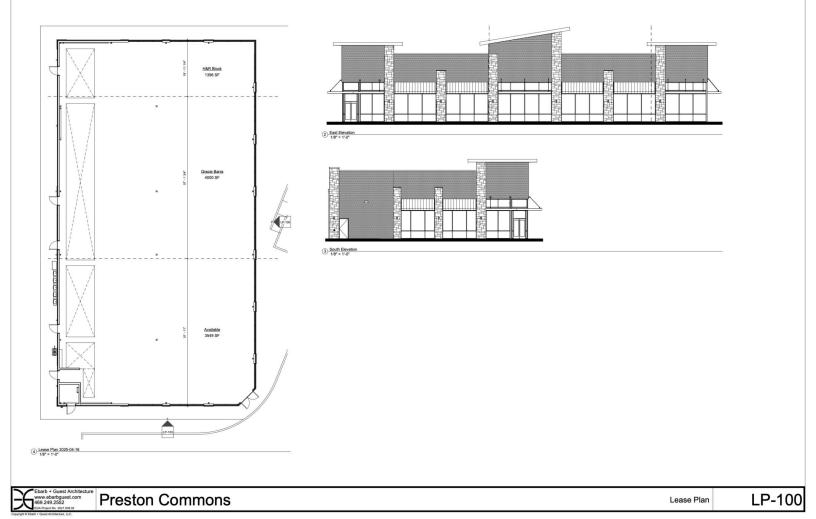
Najdi Rafaty O: 214.267.9860 najdi@linc.realty

M: 310.735.7980



## **PROSPER COMMONS**

181 N PRESTON RD PROSPER, TX 75078



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# **PROSPER COMMONS** 181 N PRESTON RD PROSPER, TX 75078 N Preston Rd Hickory Creek Dr Creek View Dr Stone Creek Dr N Hays Rd E 5th St N Craig Rd N Ridge Trail Cedar Rdg E Broadway St S Field St Lane St E First St **County Rd** County Rd S Craig Rd 289 Willowgate Dr Willowmist Dr Coools

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## **PROSPER COMMONS** 181 N PRESTON RD PROSPER, TX 75078 Prosper N Coleman St St First St County Rd WILLOW RIDGE LAKES OF LA CIMA (289)

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,340	5,360	11,915
Average Age	38.2	39.4	37.4
Average Age (Male)	37.2	38.8	35.4
Average Age (Female)	39.5	40.4	38.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	456	1,809	3,956
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$155,601	\$166,321	\$166,808
Average House Value	\$428,717	\$447,704	\$439,672
* Demographic data derived from 2020 ACS - US Census			

(380)

W University Dr

**Coools** 

University Dr

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University Dr

PRESTWYCK

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