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Summary

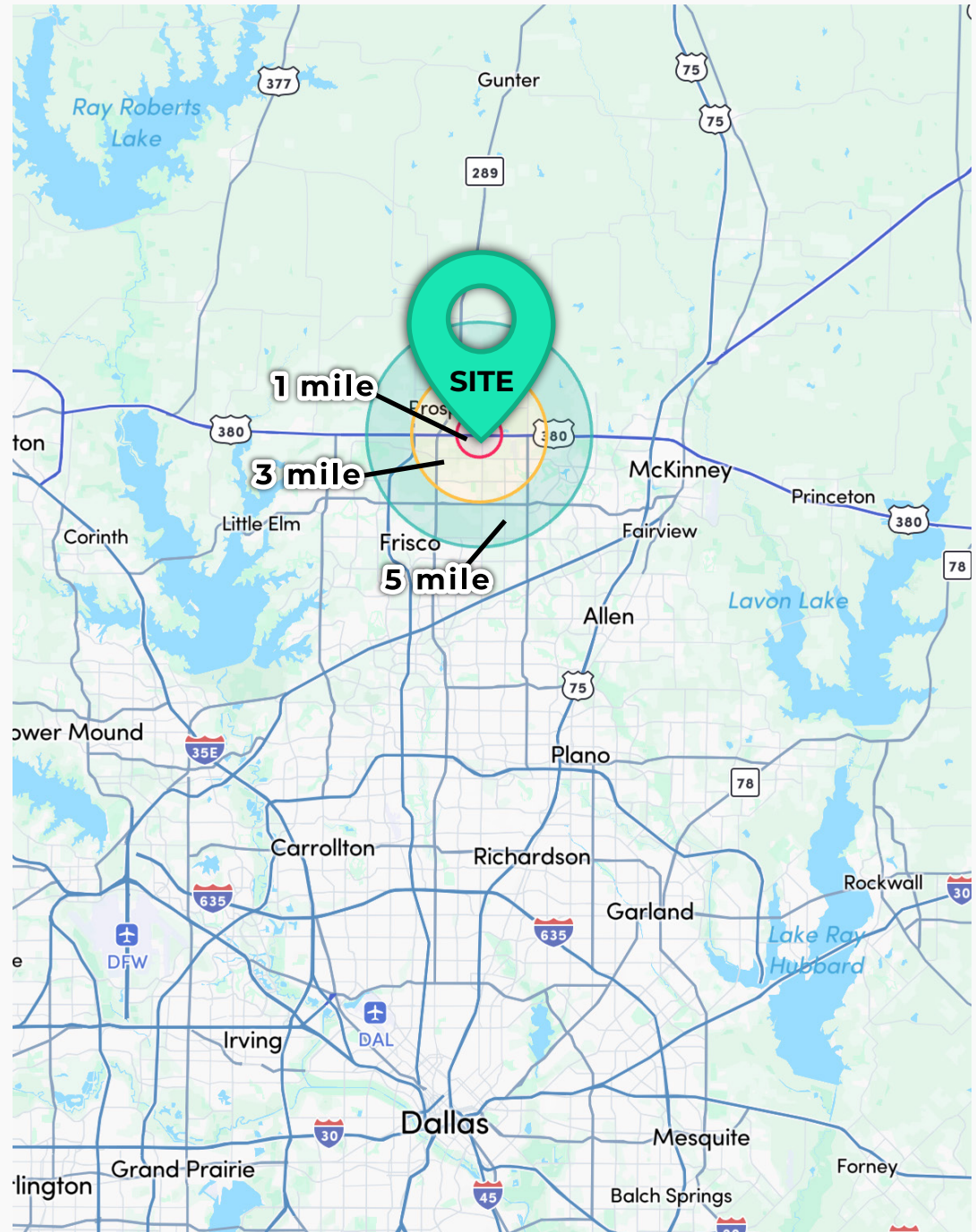
- **Lease Rate:** Call for Pricing
- **Building Size:** 11,738 SF
- **Available For Lease:** 1,000-5,500 SF
- **Completion Date:** Q2 2025
- **Co-Tenants:** TBD

Property Overview

- End-cap and Inline space available
- Highly desirable positioning along Hwy 380 (42,000+ VPD) and Coit Rd (10,000+ VPD)
- Robust demographic profile - 15% annual growth projected over the next 5 year in all radii

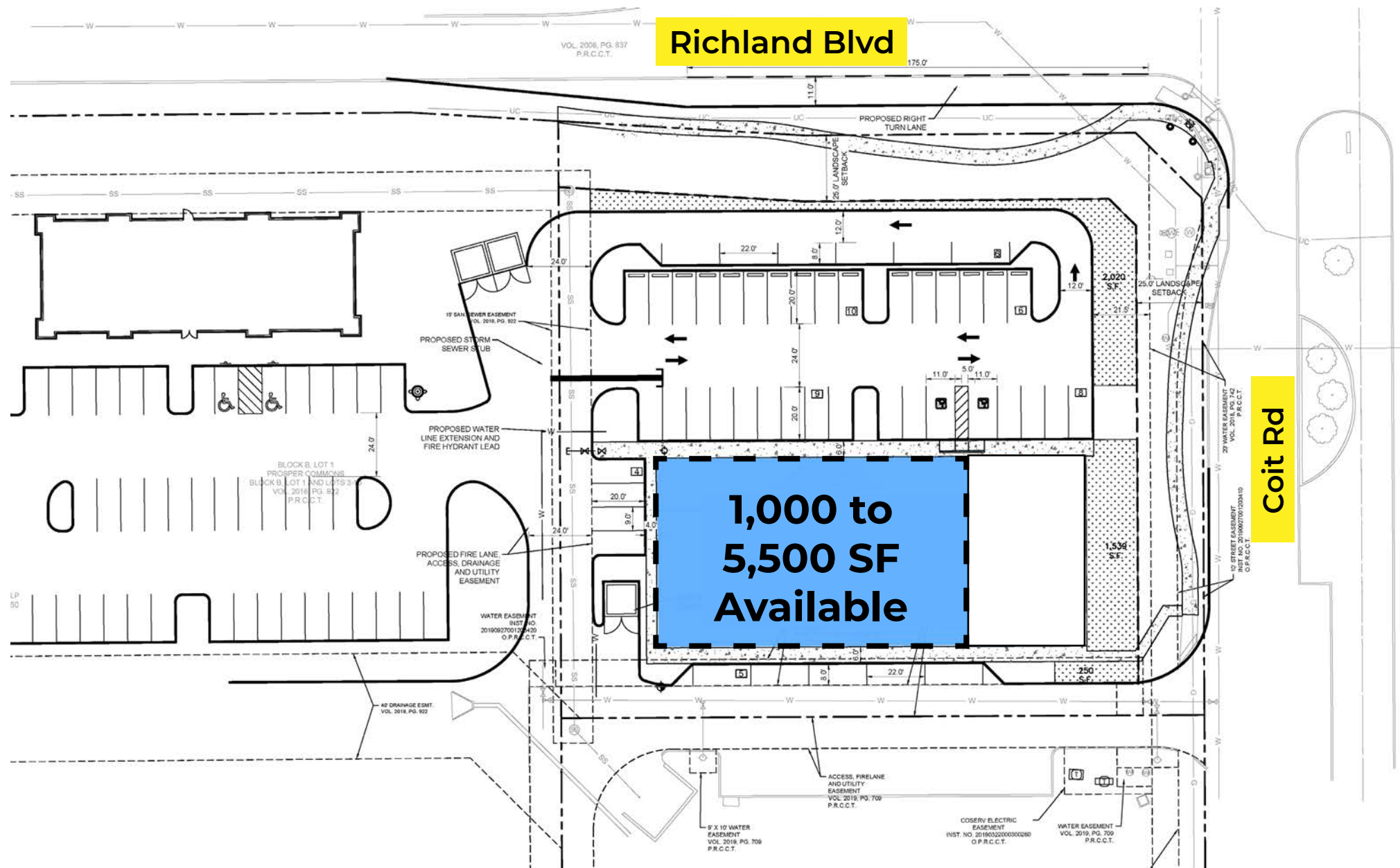
Demographics

2025 Population		
9,243 1 Mile	71,596 3 Mile	162,057 5 Mile
2029 Projected Growth ('25-'29)		
16.88% 1 Mile	15.48% 3 Mile	15.07% 5 Mile
Avg. Household Income		
\$138,202 1 Mile	\$168,424 3 Mile	\$169,474 5 Mile



Site Plan

Hwy 380 & Coit Rd | Prosper, TX 75035





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