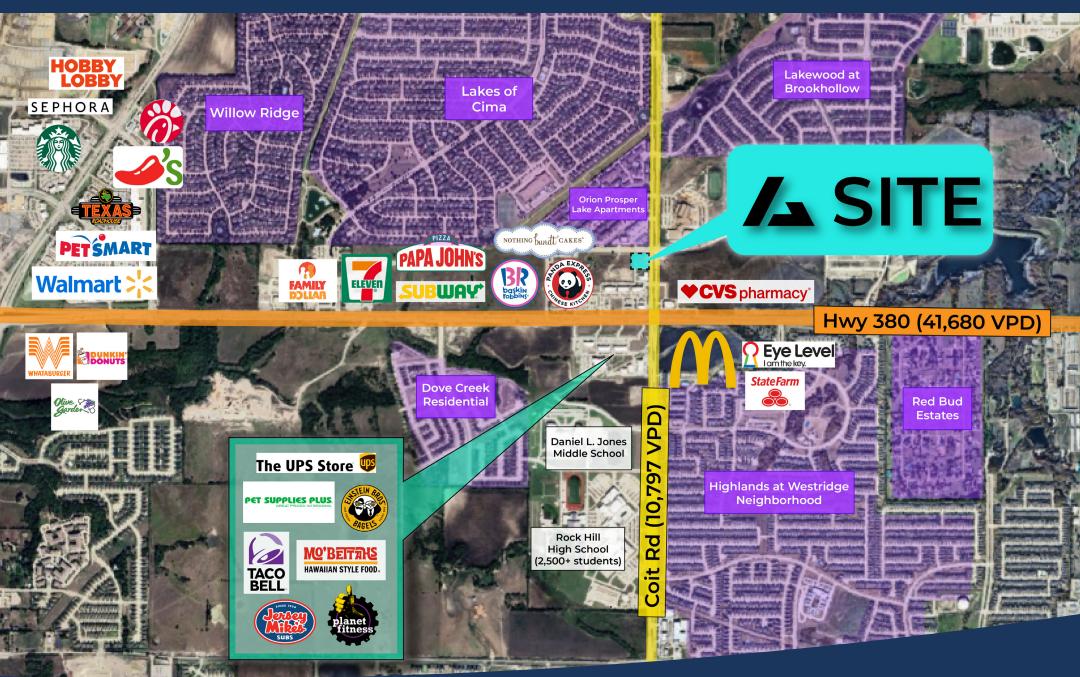
ASHTONGRAY

PROSPER, TX MEDTAIL CENTER

FOR LEASE: Hwy 380 & Coit Rd Prosper, TX 75035



Summary

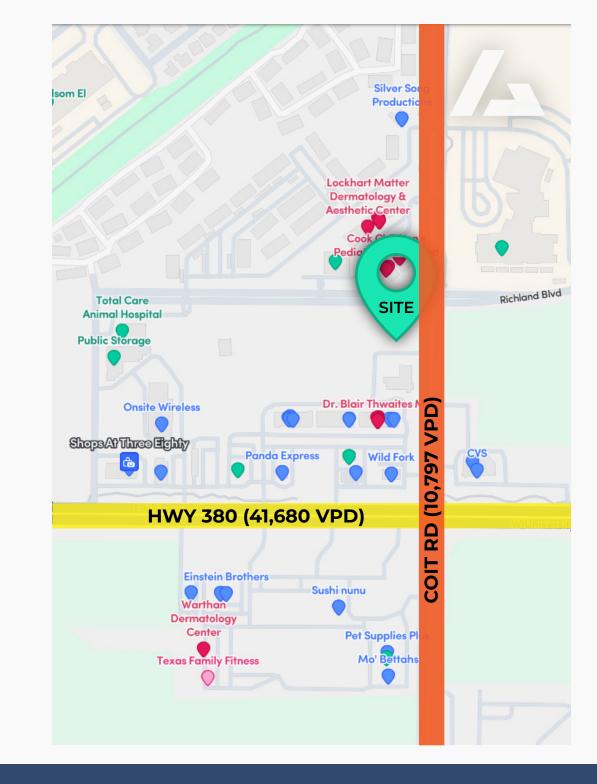
- Lease Rate: Call for Pricing
- Building Size: 11,738 SF
- Available For Lease: 1,000-5,500 SF
- Completion Date: Q2 2025
- Co-Tenants: Dental, The Little Gym
- Parking Count: TBD

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 next 5yr in all radii

Demographics

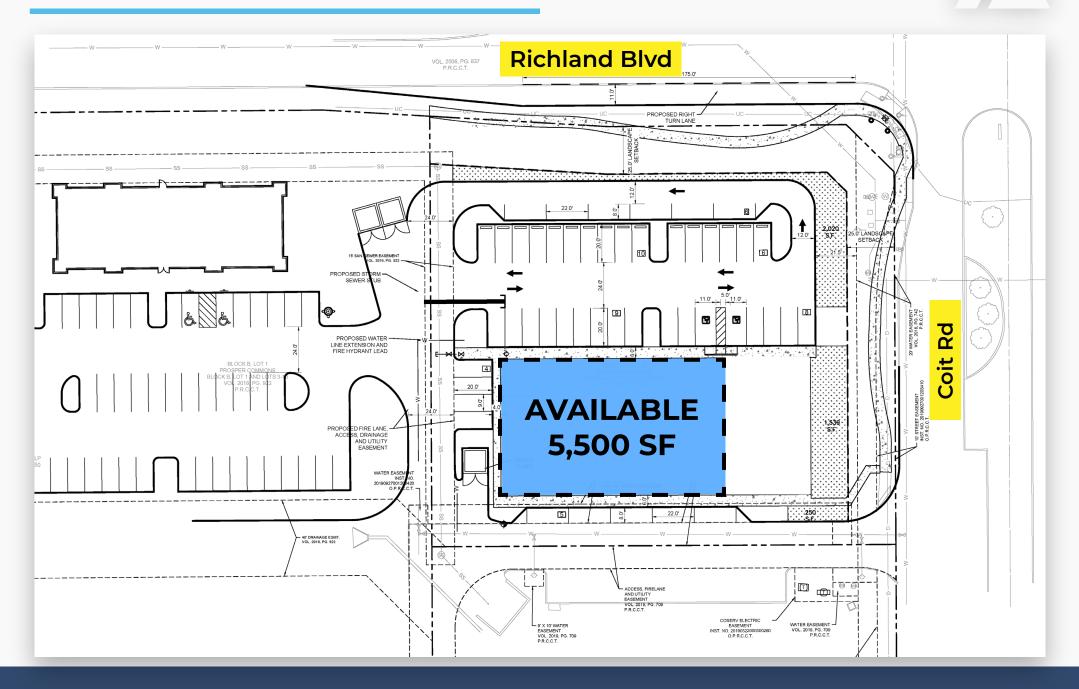
2025 Population	
71,596 ^{3 Mile}	162,057 ^{5 Mile}
2028 Projected Growth ('25-'28)	
15.48% 3 Mile	15.07% ^{5 Mile}
Avg. Household Income	
\$168,424 ^{3 Mile}	\$169,474 ^{5 Mile}
	71,596 ^{3 Mile} 5jected Growtl 15.48% ^{3 Mile} Household In \$168,424



Legal notice: The information herein was obtained from sources deemed reliable; hoewever, Ashton Gray LLC makes no gaurentees, warranties, or representations as to the accuracy or completeness therof. The presentation of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.

SITE PLAN: PROSPER, TX MEDTAIL CENTER

Hwy 380 & Coit Rd Prosper, TX 75035



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