



RETAIL / MEDICAL SPACE *for Lease*

1221 E UNIVERSITY DR,
PROSPER, TX 75078



PRIME LOCATION



HIGH TRAFFIC CORRIDOR



EXCELLENT VISIBILITY

PROPERTY OVERVIEW

Brand new building located on E University Dr (US-380) in the heart of Prosper, TX. Surrounded by strong national retailers, new residential developments and major thoroughfares. Excellent opportunity for retail and medical users seeking visibility and convenience.



±15,244 SF New Construction



Frontage to US-380 / University Dr.



Multiple Tenant Building (4 Units)



Call for Pricing

AVAILABLE SUITES

SUITE 1: ±3,926 SF

SUITE 2: ±1,921 SF

SUITE 3: ±1,804 SF

SUITE 4: ±1,970 SF

SUITE 5: ±1,968 SF

SUITE 6: ±1,686 SF

SUITE 7: ±1,533 SF

CAN BE COMBINED OR
DIVIDED TO ACCOMMODATE
YOUR NEEDS

KEY HIGHLIGHTS

- ✓ New Construction
- ✓ Excellent Visibility & Signage
- ✓ High Traffic Corridor
- ✓ Ample Parking
- ✓ Easy Access to Preston Rd & Dallas North Tollway
- ✓ Surrounded by Growing Residential & Commercial Development

NEARBY BUSINESSES



STARBUCKS



FIRST WATCH
THE DAYTIME CAFE



TEXAS ROADHOUSE

Olive Garden



WALMART

AND MANY MORE!

DEMOGRAPHICS (5-MILE RADIUS)



89,432
Population



\$182,249
Avg. Household
Income



31.6
Median Age



TRAFFIC COUNTS

US-380 / University Dr
36,000 VPD



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