



SITE

Public Storage

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT



DUNKIN'



Prosper High School 3,800

Frontier Pkwy (13,000 VPD)

Preston Rd (37,000 VPD)



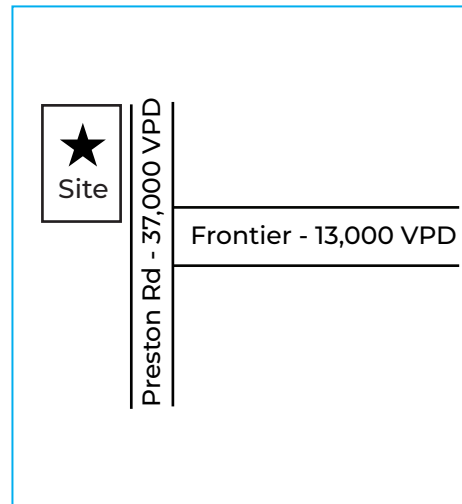
Summary

- Lease Rate: Call for Pricing
- Building Size: +/- 8,000 SF
- Available For Lease: +/- 8,000 SF
- Completion Date: Q3 2025
- Parking Count: TBD

Demographics

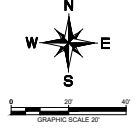
| 2024 Population | | |
|--|---------------------|---------------------|
| 8,397 1 Mile | 32,120 3 Mile | 95,753 5 Mile |
| 2024 Average Household Income | | |
| \$187,909 1 Mile | \$188,975 3 Mile | \$176,884 5 Mile |
| Estimated Annual Population Growth ('24-'29) | | |
| 13.20% 1 Mile | 7.60% 3 Mile | 6.60% 5 Mile |

Traffic Counts



Property Overview

- Prime positioned retail center on Preston Road (37,000 VPD)
- Red hot suburb showing double digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing by Costar in June 24



PREPARED BY: ASHTON GRAY, LLC
 DATE: 11/15/2023
 SCALE: AS SHOWN
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC

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| | | | | | | | | |
|----------------------------|-------------------|-------------------|---|--|---|-----|-----------|------|
| SHEET NUMBER EXH | SITE PLAN EXHIBIT | CELINA COMMERCIAL | KIM PROJECT: XXXXXXXX DATE: NOV 15 2023 SCALE: AS SHOWN DRAWN BY: JAC CHECKED BY: JAC APPROVED BY: JAC | | ©2024 KIMLEY HORN AND ASSOCIATES, INC. 25001 RICHARDSON, TEXAS 75060 PHONE: 214.410.0300 WWW.KIMLEY-HORN.COM | REV | REVISIONS | DATE |
| | | | | | | | | |



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