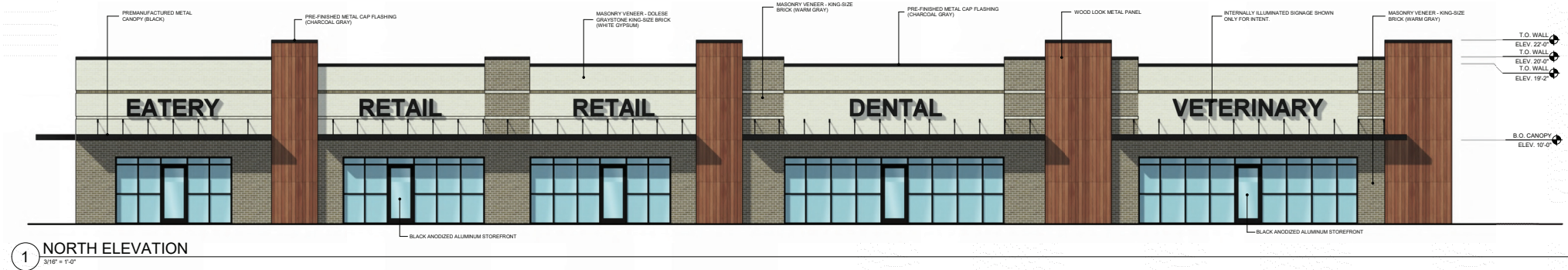
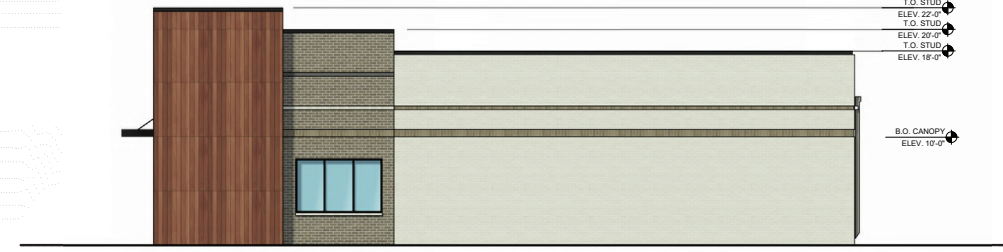


# COIT RETAIL CENTER | RETAIL SPACE FOR LEASE

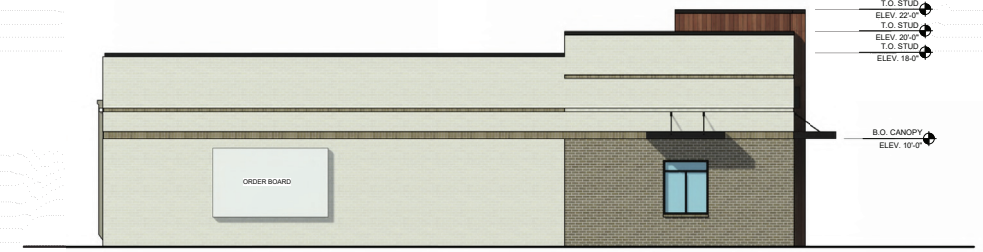
S COIT RD, PROSPER, TX 75078



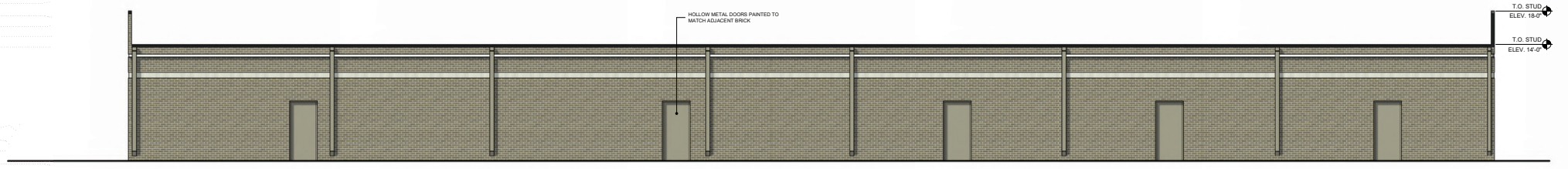
1 NORTH ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"



3 WEST ELEVATION  
3/16" = 1'-0"



4 SOUTH ELEVATION  
3/16" = 1'-0"



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# PROPERTY OVERVIEW

**S COIT RD  
PROSPER, TX 75078**

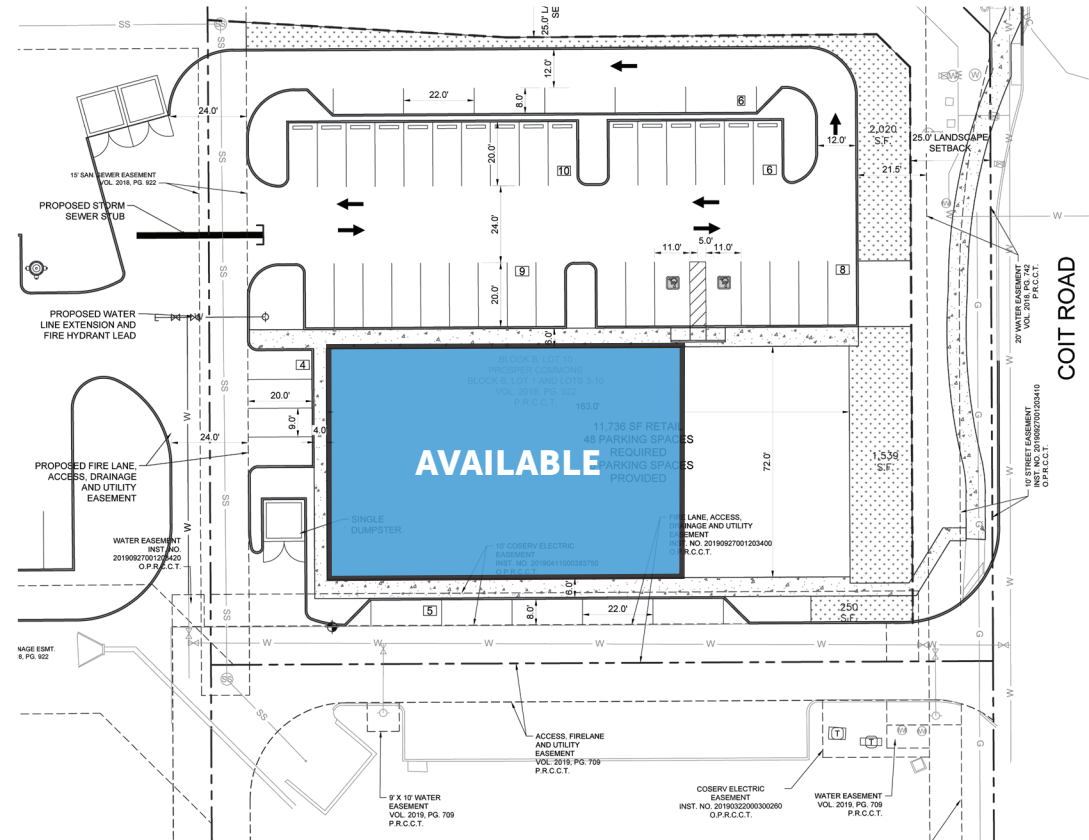
## PROPERTY DETAILS

Lease Rate	Call For Pricing
Total	11,736 SF
Available	7,182 SF

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,243	71,596	162,057
2028 Proj. Growth	16.88%	15.48%	15.07%
Avg. Household Income	\$138,202	\$168,424	\$169,474

**RETAIL SPACE AVAILABLE**  
Co-Tenants: ENDODONTIST  
Parking Count: TBD  
Completion Date: Q1 2025  
COIT RETAIL CENTER



The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, tints, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



# MARKET OVERVIEW

# S COIT RD PROSPER, TX 75078

## AREA HIGHLIGHTS

- In high growth pocket of DFW
- Dense residential developments behind site
- Just off US Hwy 380

## TRAFFIC COUNTS

Coit Rd - 10,797 VPD  
Hwy 380 - 41,680 VPD

