

FOR LEASE



DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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END CAP W/ PATIO

NWQ OF FM 423 & OLD NEWMAN, FRISCO, TEXAS

4403 North Central Expressway #200 Dallas Texas 75205
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END CAP W/ PATIO | NWQ FM 423 & Old Newman Rd, Frisco, Texas 75036

OVERVIEW

- 6,000 SF Strip Center
- ±4,000 SF End Cap with Patio Available
- April 2022 Delivery
- Surrounded by high income single family residential
- Great opportunity for restaurants, retail and service users
- Located between Walmart Supercenter just south of the site and Flix Brewhouse to the north
- Call for Pricing

TRAFFIC COUNTS

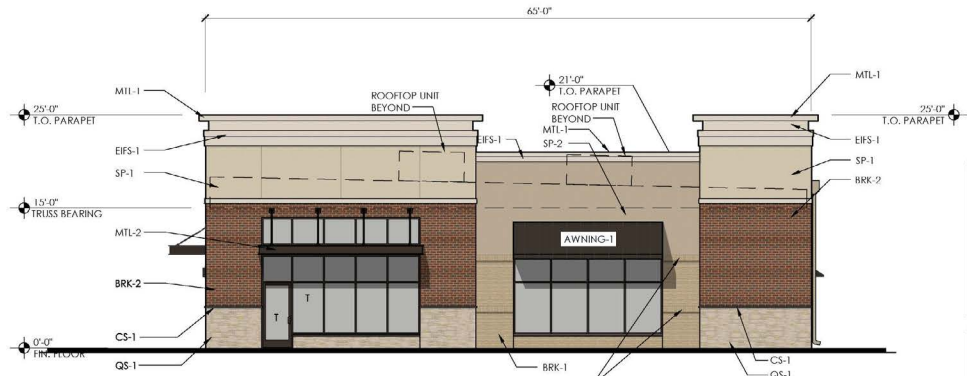
FM 423: 52,832 VPD north of Main St
 FM 423: 52,384 VPD south of Main St
 (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	9,711	110,394	214,955
Households	3,313	34,074	70,091
Daytime Pop.	8,888	97,370	196,882
Avg HH Income	\$157,887	\$157,985	\$143,228



EAST FRONT ELEVATION



NORTH SIDE ELEVATION

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