

FOR LEASE



Now Open



2,383 SF
AVAILABLE

NEW ERA FAMILY DENTISTRY



cricket

ELDORADO CROSSING - SOUTH

NWQ OF ELDORADO PKWY & FM 423



LITTLE ELM, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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FRESHLY WHITE BOXED 2,383 SF VACANCY
SEE PAGE 4 FOR DETAILS

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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ELDORADO CROSSING - SOUTH | NWQ of Eldorado Pkwy & FM 423, Little Elm, Texas

OVERVIEW

- 2,383 SF In-Line space available next to Frost Bank (Freshly Whiteboxed)
- Located at the northwest quadrant of Eldorado Parkway & FM 423 (Main St) - the busiest four corner intersection in Little Elm/Frisco
- Anchored by Lowe's Home Improvement
- National retailers at this intersection include Walmart Supercenter, Walgreen's, CVS, Pet Supermarket, Hobby Lobby, Dollar Tree, Hibbett Sports and many more
- Surrounded by affluent neighborhoods
- Call for Info & Price

TRAFFIC COUNTS

Eldorado Pkwy: 26,327 VPD (TXDOT 2022)

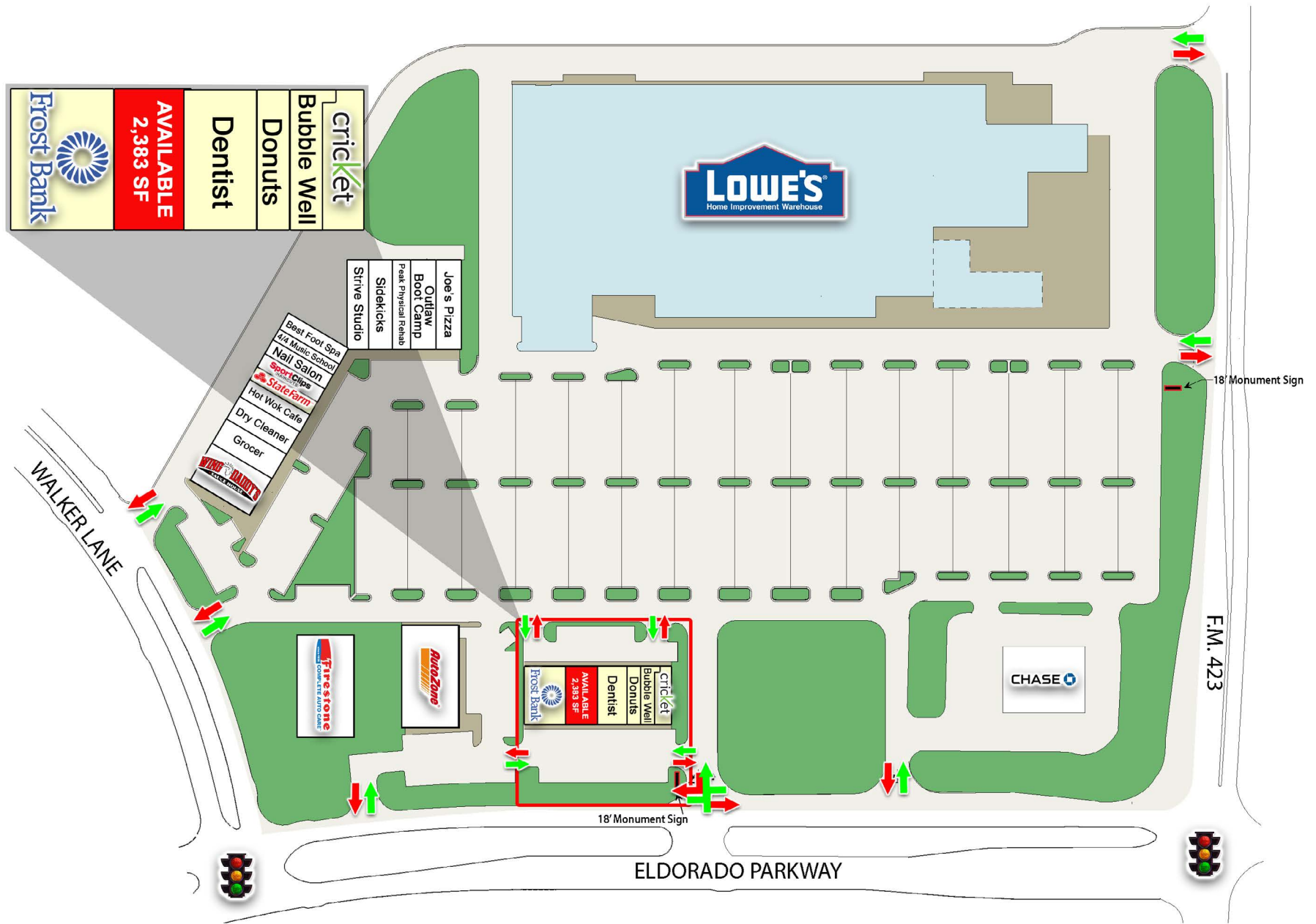
FM 423/Main St: 42,552 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	19,019	108,452	227,739
Households	5,683	34,574	75,590
Daytime Pop.	14,932	83,858	175,826
Avg HH Income	\$172,439	\$170,165	\$163,181



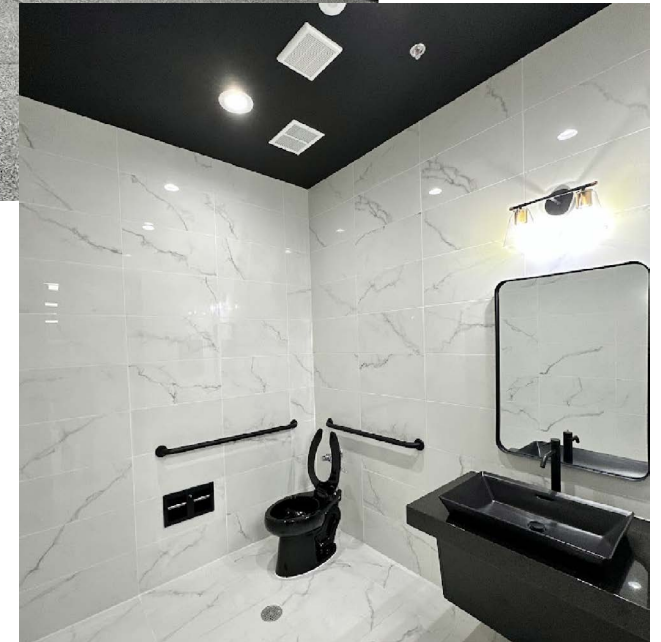
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- NEW ELECTRICAL BOX AND WIRING
- NEW PLUMBING
- NEW CEILING TILES AND LIGHTING
- NEW DEMISING WALLS
- 2 BRAND NEW WALL TO WALL STONE BATHROOMS



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