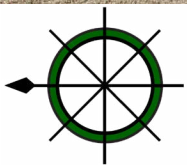


FOR LEASE



**AVAILABLE 1,054 SF  
2ND GEN HAIR SALON**



**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE

**BLAKE BARNES** Vice President  
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**FRISCO LAKES BUILDING E**  
NWQ OF FM 423 & STONEBROOK PKWY, FRISCO, TEXAS

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# FRISCO LAKES BUILDING E | NWQ of Stonebrook Pkwy & FM 423, Frisco, Texas 75034

## OVERVIEW

- 1,054 SF 2nd Gen Hair Salon Available
- Surrounded by high income single family residential
- Excellent visibility and easy access
- 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

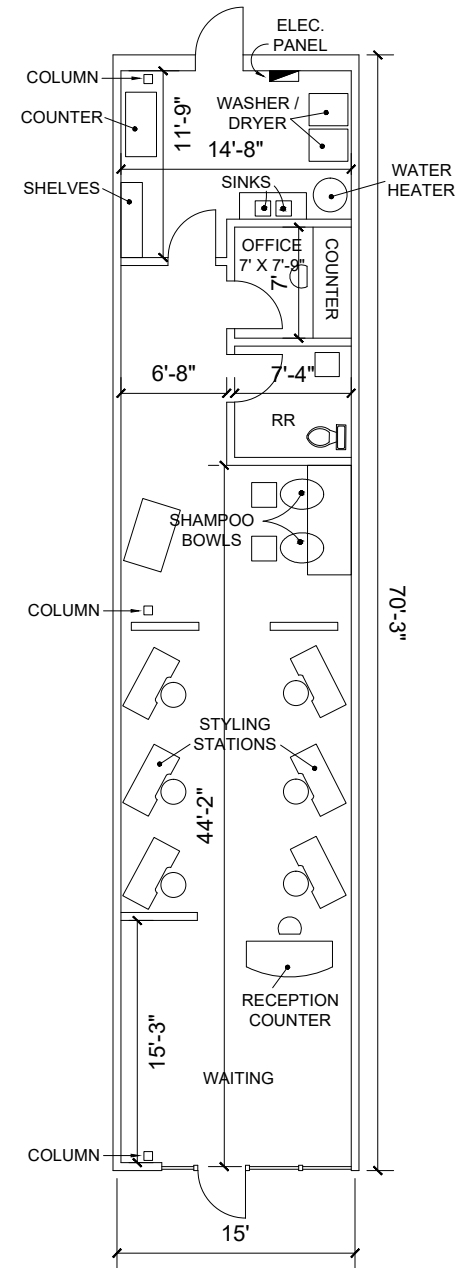
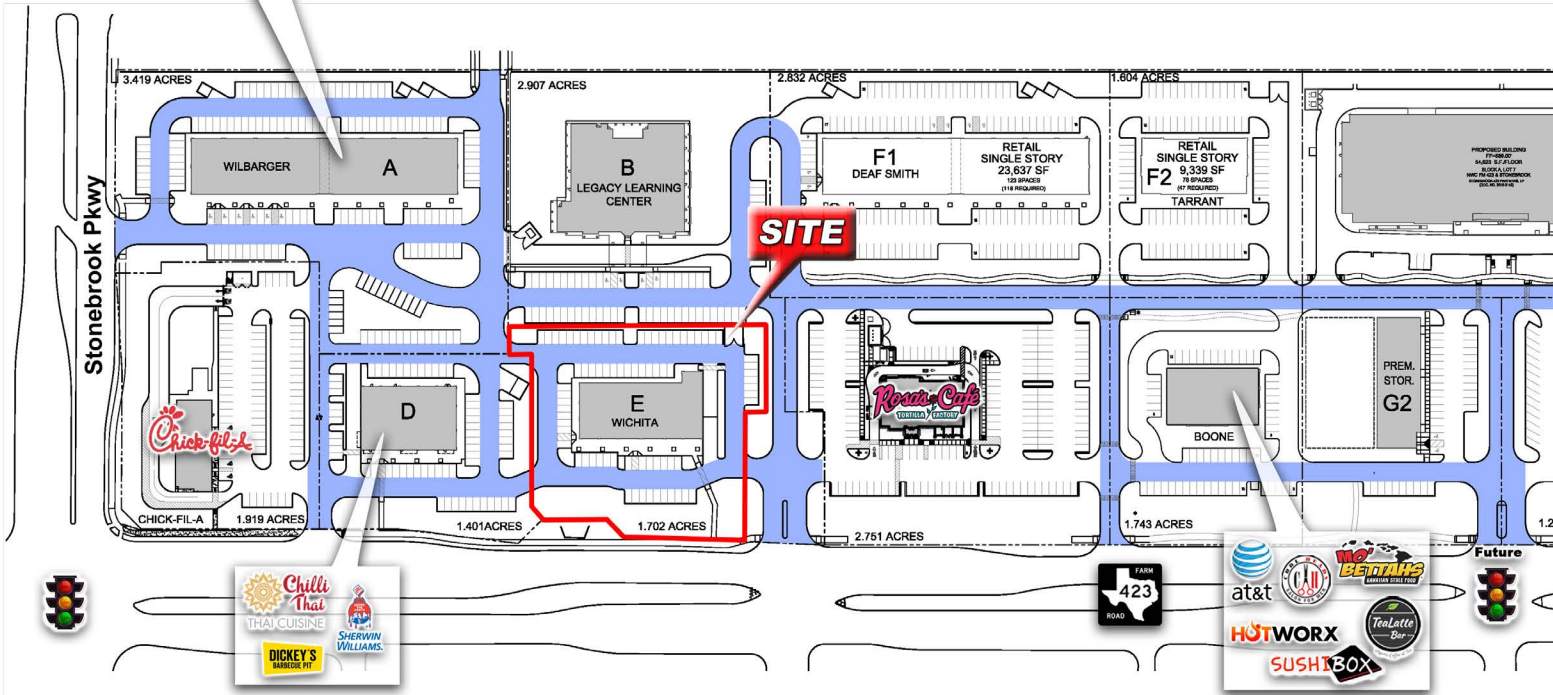
(TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	16,763	112,321	227,526
2026 Projected Pop.	19,925	127,290	260,536
Avg HH Income	\$185,670	\$162,045	\$146,123
Daytime Pop.	14,869	98,247	211,423



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PROJECT: FLOOR PLAN  
SUITE 240 - 1,054 S.F.



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