



CUSTER STAR

For lease:
NWC Custer Rd
& Eldorado Pkwy
Frisco, TX

Metrics

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Frisco, TX

Location

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GLA

+/-200,000 SF

Available Spaces

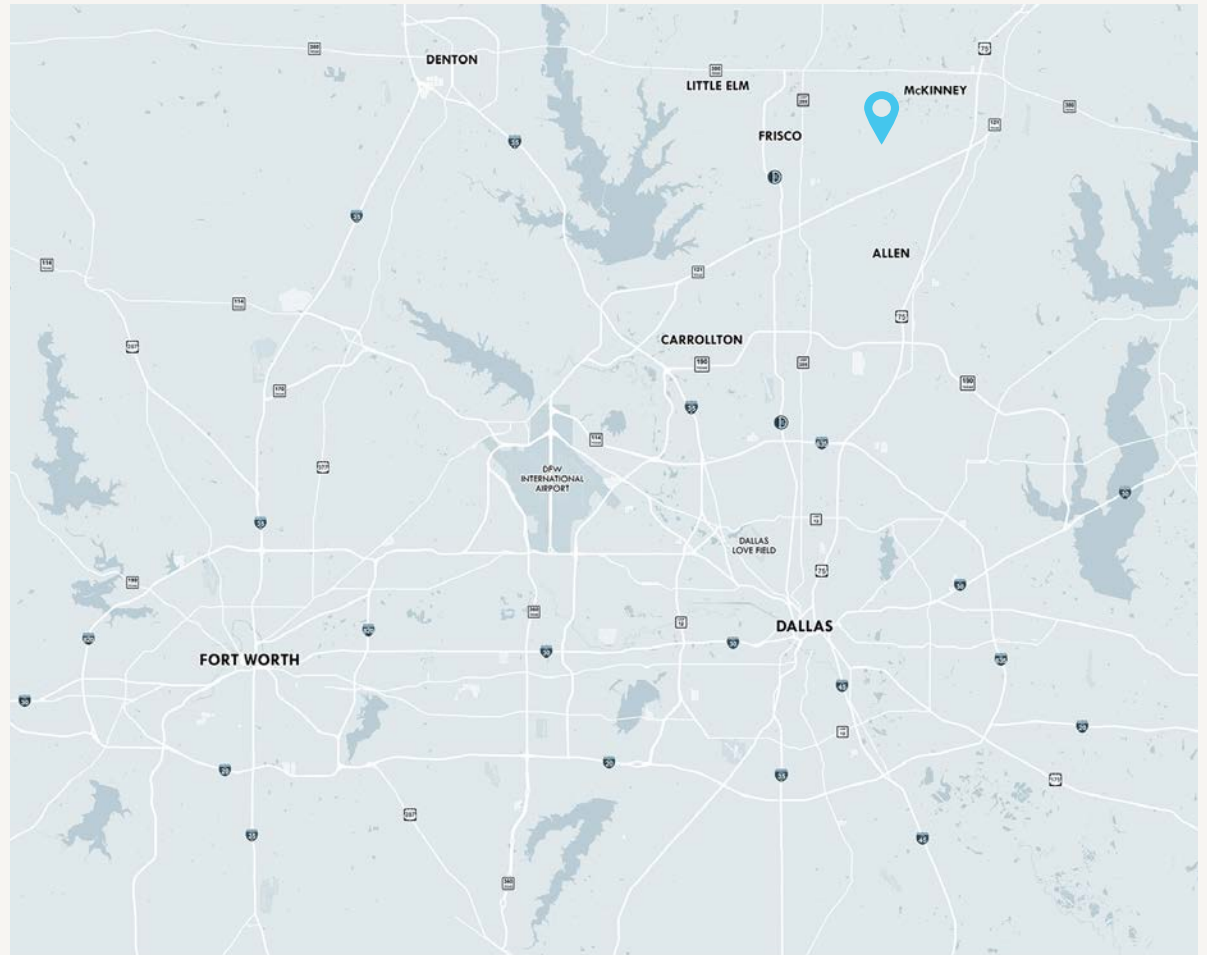
Suite 700
4,200 SF

Pad Site
0.9 AC for GL or BTS

Traffic Counts

Custer Rd
35,127 VPD

Eldorado Pkwy
25,073 VPD



Area Attractions



Property Highlights

NWC Custer Rd & Eldorado Pkwy
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1. Anchored by high volume Kroger Marketplace
2. HEB open on the NEC
3. Custer & Eldorado strong regional intersection connecting Frisco & McKinney with traffic counts over 35,000 VPD on Custer and over 25,000 VPD on Eldorado
4. 7.18 min trade area average drive time



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES	TRADE AREA
EST. POPULATION	15,604	138,379	309,912	101,088
EST. DAYTIME POPULATION	7,157	27,799	63,990	62,417
EST. AVG. HH INCOME	\$214,004	\$193,259	\$200,976	\$153,549

Site Plan

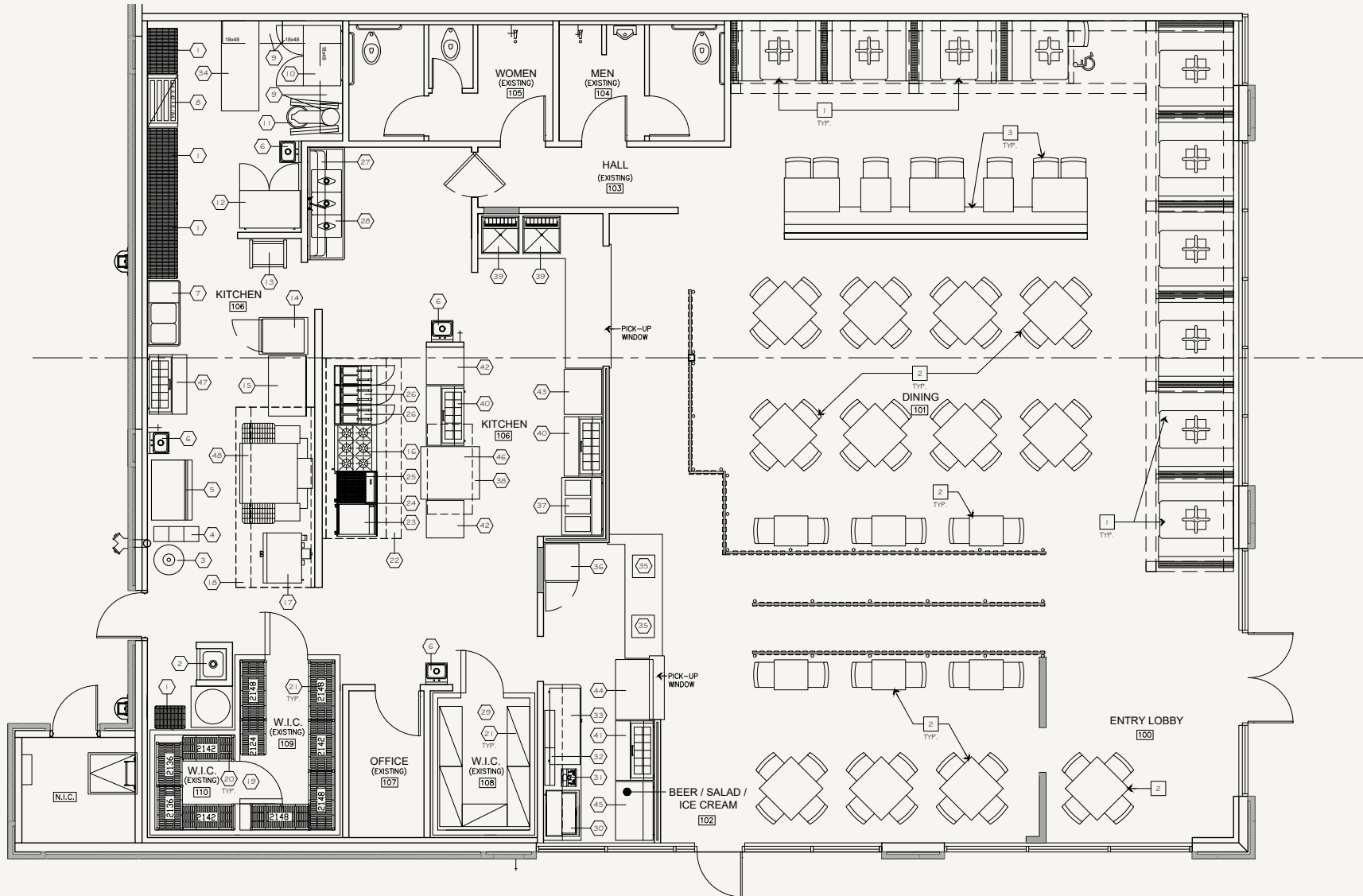
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SUITE	TENANT	SQUARE FEET
RETAIL A		
100	VENUS SALONS & SPA	6,500
300	FRISCO WHITE TIGER	3,404
400	AQUA TOTS SWIM SCHOOL	4,000
500	16 HANDLES	1,700
700	AVAILABLE	4,200
RETAIL B		
100	GNC	1,166
200	GREAT CLIPS	1,100
300	JERSEY MIKE'S	1,404
400	OSAKA SUSHI & HIBACHI	4,170
500	AARNA ACHIEVERS	1,137
600	HAND & STONE	2,479
	PETCO	12,000
RETAIL C		
100	CUSTER STAR DENTAL	4,285
200	PICASSO NAILS & SPA	3,000
300	FAMILY MEDICINE	4,656
RETAIL D		
100	STARWOOD CAFE	4,285
300	HYDERABAD BIRYANI AND MORE	1,800
500	ORANGETHEORY FITNESS	3,200
RETAIL E		
100	SMOOTHIE KING	1,300
200	PEI WEI	1,914
300	CAVA	2,800
LOT 8		
PAD	AVAILABLE	.90 AC

Suite 700 Floor Plan

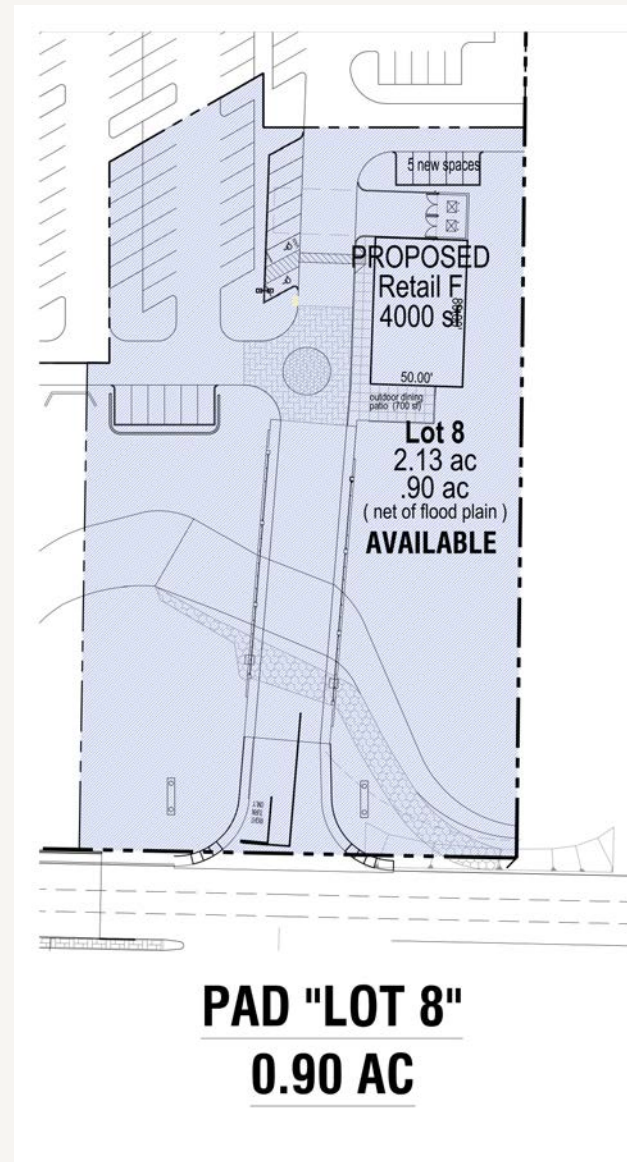
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

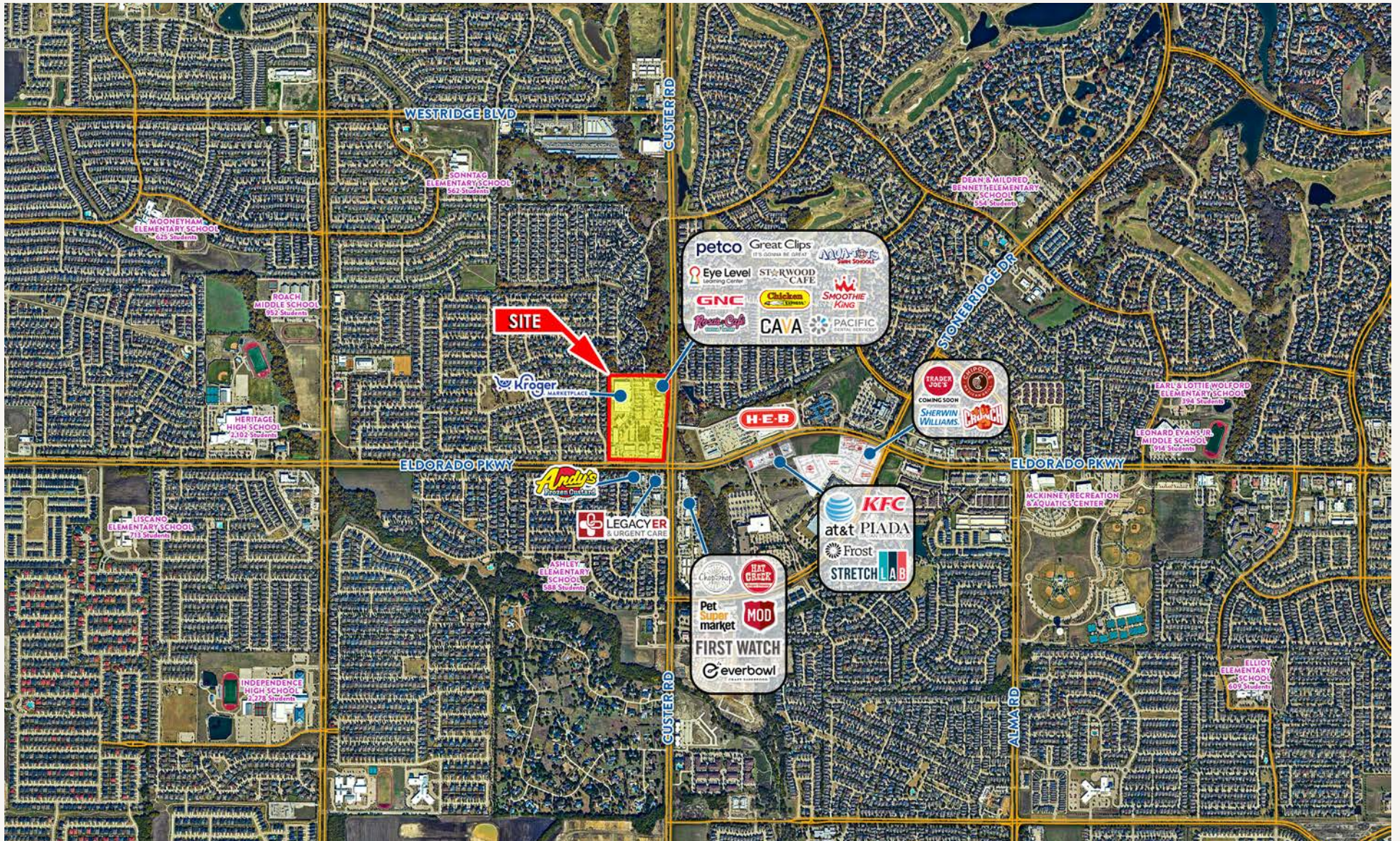
Pad Site

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Aerial

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2nd Gen Restaurant

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VENTURE

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VENTURE

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