



LEXINGTON VILLAGE

For lease:
SWC Coit Rd &
Eldorado Pkwy
Frisco, TX 75035

VENTURE

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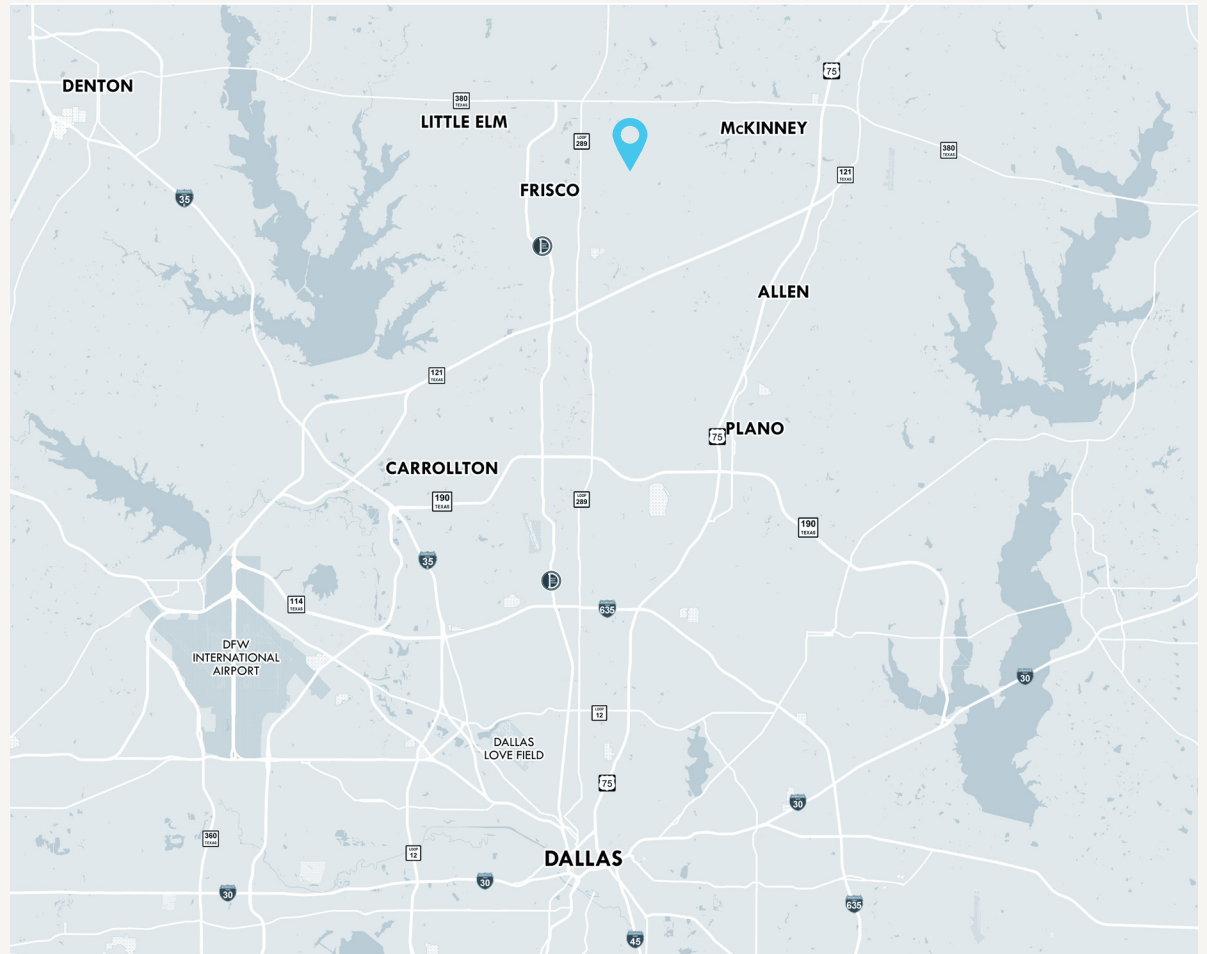
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Metrics

SWC Coit Rd & Eldorado Pkwy
Frisco, TX 75035

Location

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Available Spaces

Suite 160
1,831 SF

Suite 100 (2nd Gen Restaurant)
2,425 SF

Traffic Counts

Coit Rd
36,043 VPD

Eldorado Pkwy
25,226 VPD

Area Attractions



Property Highlights

SWC Coit Rd & Eldorado Pkwy
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1. Retail space available at Tom Thumb anchored shopping center
2. Visibility along Coit Rd
3. A part of Binkmann Ranch, a 600 acre master planned community

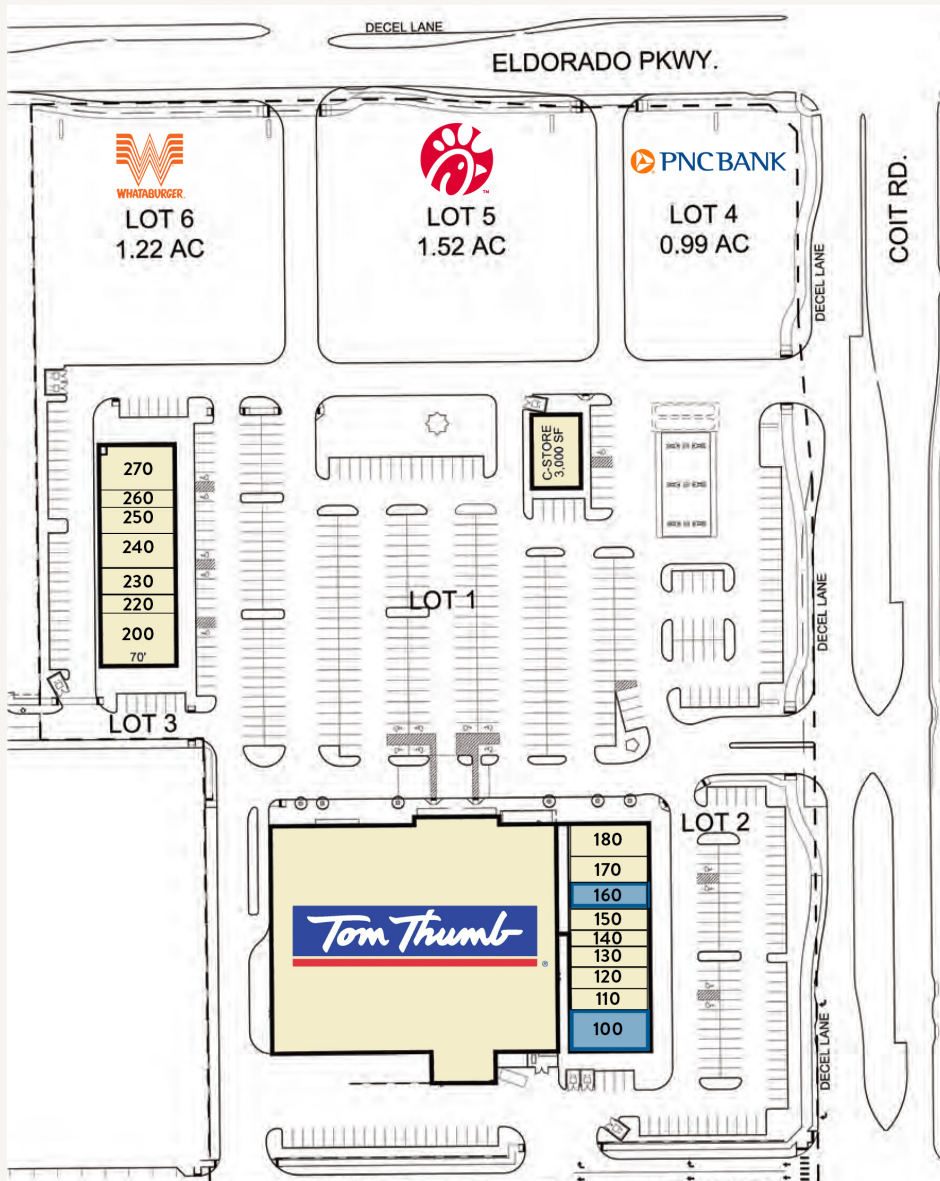


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,898	115,066	284,791
EST. DAYTIME POPULATION	1,629	21,142	78,274
EST. AVG. HH INCOME	\$227,204	\$209,805	\$194,940

Site Plan

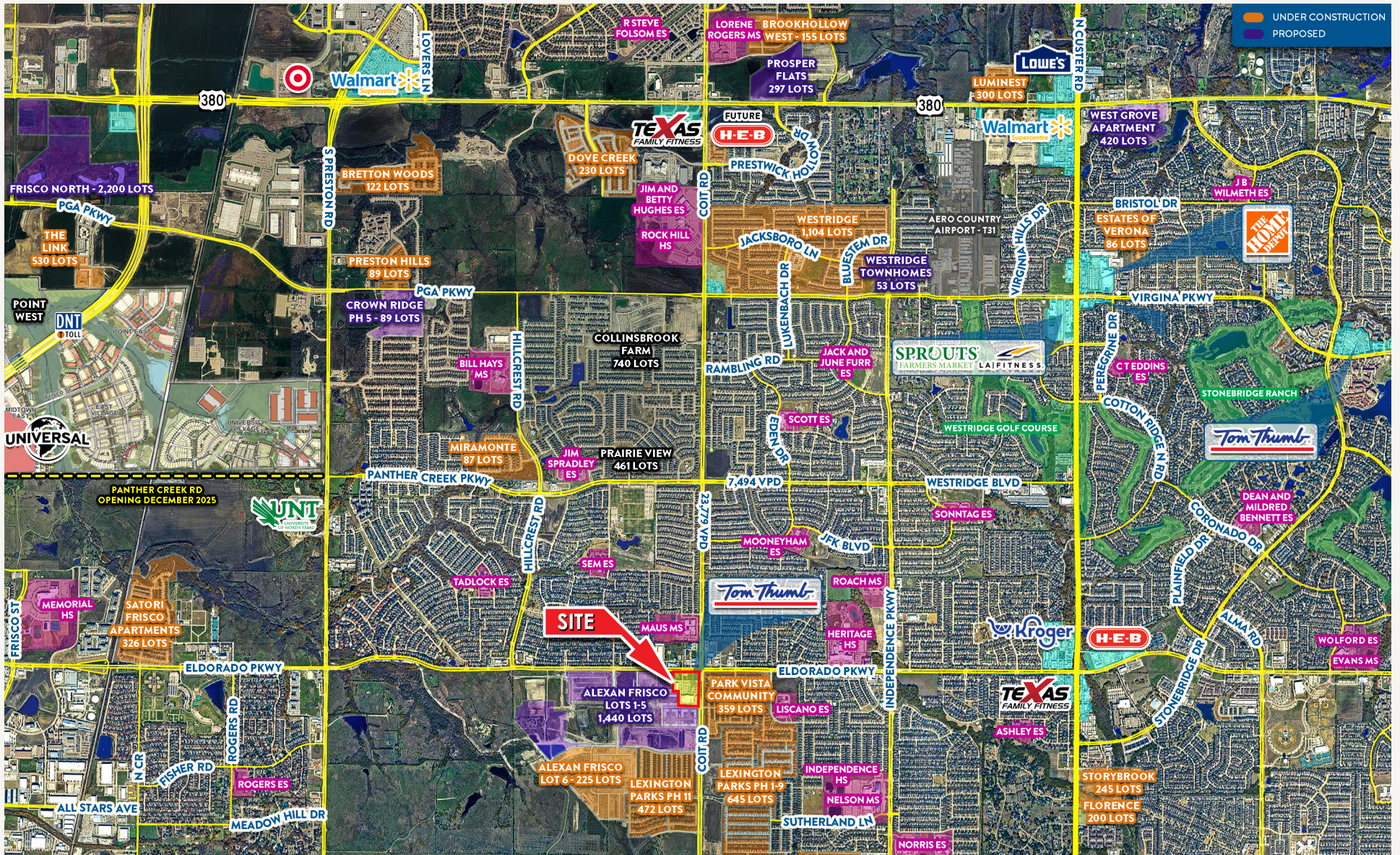
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SUITE	TENANT	SQUARE FEET
100	AVAILABLE (2ND GEN RESTAURANT)	2,425
110	THE UPS STORE	1,499
120	BODY 20	1,681
130	CHATIME	1,681
140	SPORT CLIPS	1,121
150	BUFFALO WILD WINGS	1,473
160	AVAILABLE	1,831
170	LEXINGTON DENTAL	1,858
180	FIVE GUYS	3,088
200	CITYVET	3,547
220	PURE GREEN JUICE	1,053
230	SWEATHOUZ	1,404
240	VICTORY NAIL LOUNGE	2,808
250	CLUB PILATES	1,755
260	AMBREEN'S SALON	1,053
270	DESI VILLAGE	3,077

Aerial

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