

LINC.

COMMERCIAL REALTY



THE SHOPS AT ELDORADO

E. ELDORADO PARKWAY, LITTLE ELM, 75036

AVAILABLE FOR LEASE RETAIL CENTER

- BASE RENT: \$19 - \$25 SF
- NNN: \$8-\$9
- 29,600 TOTAL SF
- RETAIL / OFFICE SPACE
- GREAT VISIBILITY
- SIGNAGE FACING ELDORADO
- PAD SITE
- BUILD TO SUIT
- TI ALLOWANCE



For more information or to schedule a tour,
please contact:

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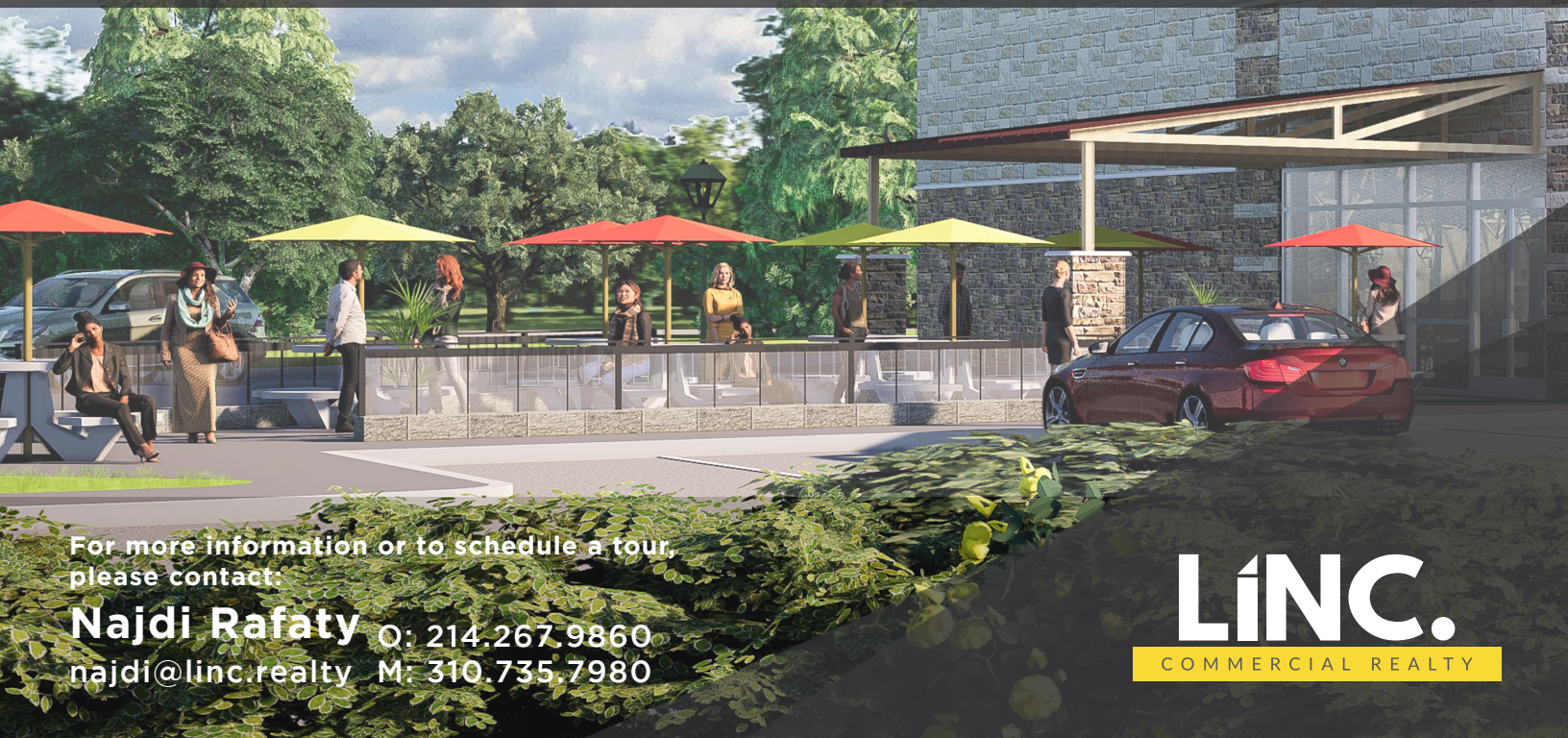
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DEMOGRAPHICS

3 MILE RING

- WEEKLY PER-CAPITA SPENDING: \$256.00
- AVG. HOUSEHOLD INCOME: \$106.4K DOLLARS
- RESIDENTIAL POPULATION: 89.4K PEOPLE
- SEARCH ENGINE DEMAND: 7.1K SEARCHES
- HOUSEHOLDS: 28.5K HOUSEHOLDS
- AVG. DAILY TRAFFIC (ELDORADO PKWY): 18,332
- AGE DISTRIBUTION: 34.0 YEARS
- DAYTIME POPULATION BREAKDOWN: 62.2K PEOPLE
- MARKET VOID: PEDIATRICIANS INDEX



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