

LINC.

COMMERCIAL REALTY

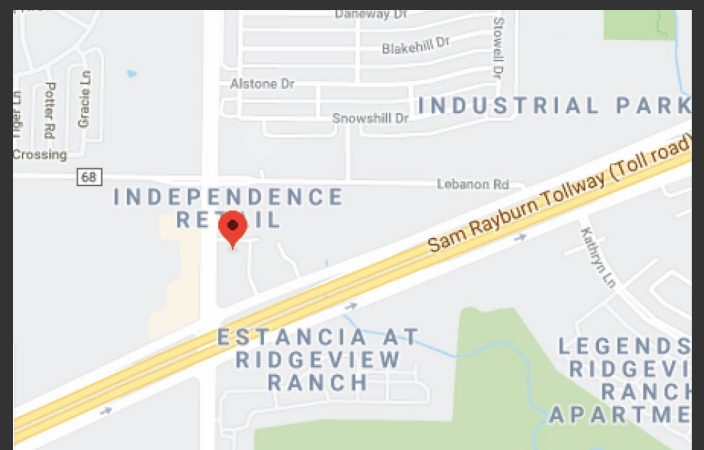


INDEPENDENCE PLAZA II

5266 INDEPENDENCE PKWY, FRISCO, TX 75035

AVAILABLE FOR LEASE RETAIL CENTER

- BASE RENT: \$30 - \$35 SF
- NNN: \$8 SF
- 12,200 TOTAL SF
- 4-STAR RETAIL / OFFICE SPACE
- GREAT VISIBILITY
- SIGNAGE FACING 121
- BRAND NEW CONSTRUCTION
- BUILD TO SUIT
- TI ALLOWANCE



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

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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DEMOGRAPHICS

• WEEKLY PER-CAPITA SPENDING:	\$278.00
• AVG. HOUSEHOLD INCOME:	\$136.3K DOLLARS
• RESIDENTIAL POPULATION:	104.6K PEOPLE
• SEARCH ENGINE DEMAND:	12.6K SEARCHES
• HOUSEHOLDS:	35.8K HOUSEHOLDS
• AVG. DAILY TRAFFIC (121 TOLLWAY):	74,931
• AVG. DAILY TRAFFIC (INDEPENDENCE):	15,756
• AGE DISTRIBUTION:	37.0 YEARS
• DAYTIME POPULATION BREAKDOWN:	81.0K PEOPLE

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