

THE SHOPS AT STARWOOD

6959 LEBANON ROAD
FRISCO, TX 75034

RETAIL PROPERTY FOR LEASE

JULIA O'HICKEY

LEASING AGENT
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DAVID SPAGNOLO

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PROPERTY DESCRIPTION

The Shops at Starwood is a boutique shopping and dining experience surrounded by luxury living and a robust daytime workforce. Located in thriving Frisco, this mix of convenience and elegance is home to a variety of award-winning restaurants, including TruFire, Kotta Sushi, J. Theodore's, Bottled in Bond and Tupy's.

PROPERTY HIGHLIGHTS

- Easy access to DNT & Highway 121
- 1/4 mile away from Dallas Cowboy's Headquarters
- Near Frisco Market Center
- Near Frisco Square and Frisco City Hall
- Near new PGA Headquarters

OFFERING SUMMARY

Available SF:	1,090 - 1,714 SF Retail - 837-1,928sf 2nd floor Office
Building Size:	90,667 SF
Vehicles Per Day:	89,573 via Dallas North Tollway
	23,000 via Lebanon Road
Major Tenants:	J. Theodore's, TruFire Kitchen + Bar, Bottled in Bond, Tupy's, Paper Affair, Re/Max DFW Associates

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$143,411	\$135,797	\$144,409
Total Population	11,991	112,182	292,886
Total Households	4,355	42,968	106,387

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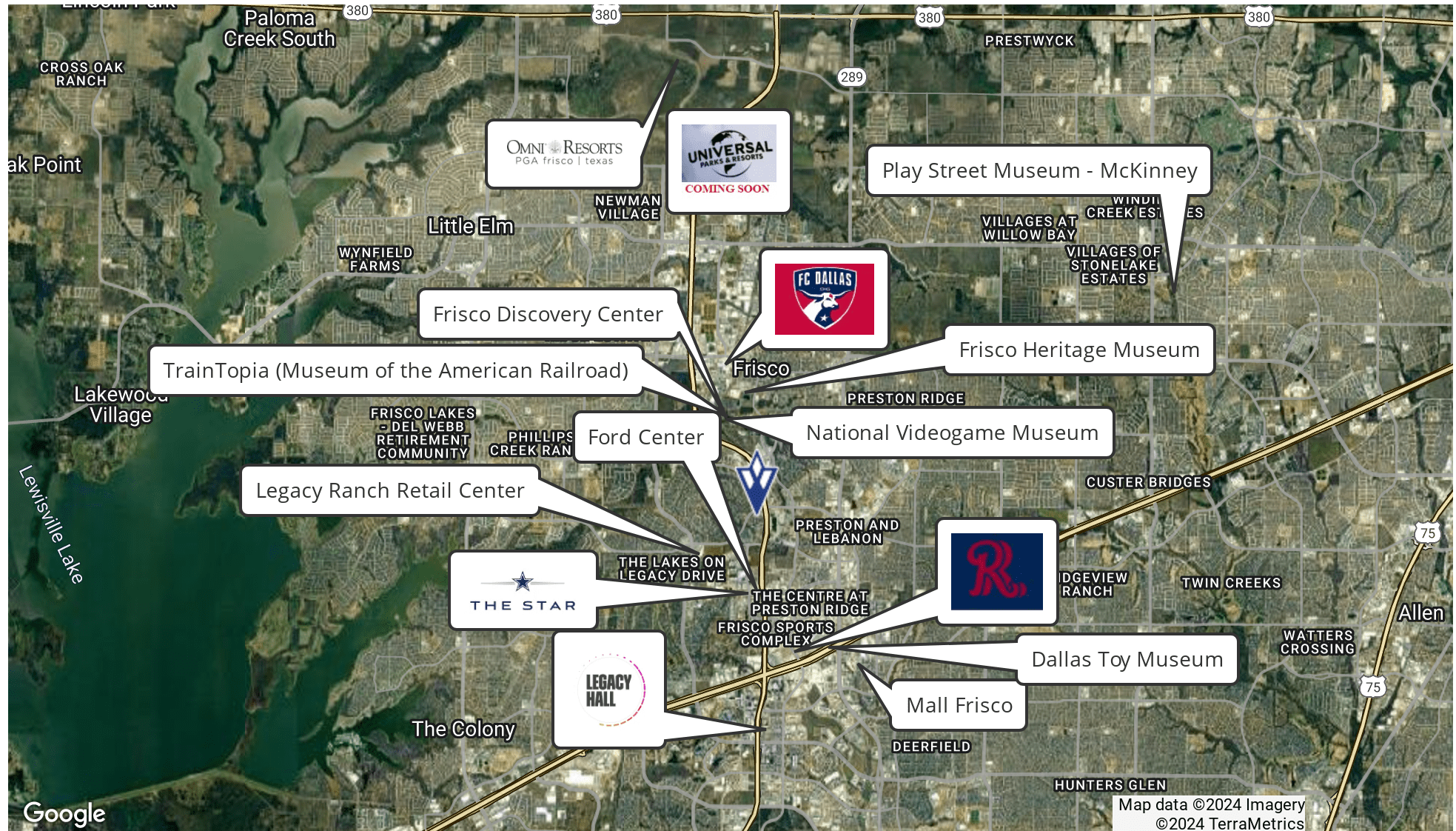
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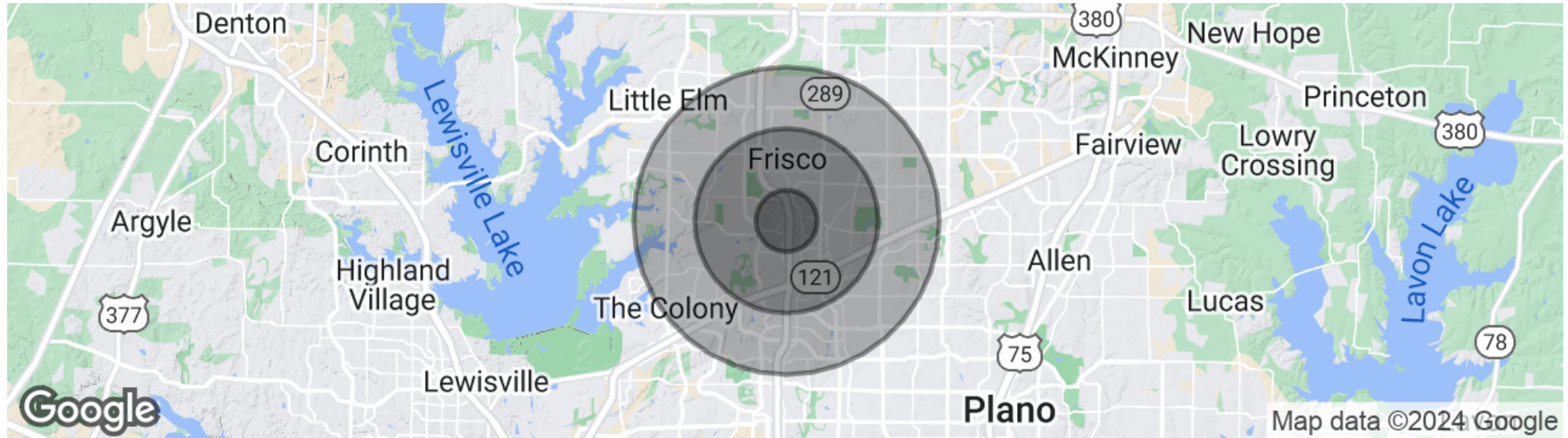
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,991	112,182	292,886
Median age	34	35.2	35.6
Median age (Male)	31	33.1	33.8
Median age (Female)	35	33.3	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,355	42,968	106,387
# of persons per HH	2.3	2.3	2.6
Average HH income	\$143,411	\$135,797	\$144,409
Average house value	\$786,778	\$464,042	\$451,241

* Demographic data derived from 2020 ACS - US Census

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