

THE SHOPS AT STARWOOD

6959 LEBANON ROAD
FRISCO, TX 75034

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

LEASING MANAGER - DFW REGION
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PROPERTY DESCRIPTION

Situated amidst luxury residences and a bustling daytime workforce, The Shops at Starwood provides a unique opportunity for businesses to thrive in this dynamic environment. With its prime location in one of Frisco's most sought-after areas, your business will benefit from high visibility and foot traffic. The Shops at Starwood is renowned for its culinary offerings, boasting a collection of award-winning restaurants that draw food enthusiasts from across the region. From the wood-fired pizzas of TruFire to the exquisite sushi of Kotta Sushi, and the upscale American fare of J. Theodore's to the craft cocktails of Bottled in Bond and the authentic Mexican cuisine of Tupy's, our dining options are sure to tantalize the taste buds of discerning patrons.

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

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OFFERING SUMMARY

Available SF:	1,384 - 2,095 SF Retail
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

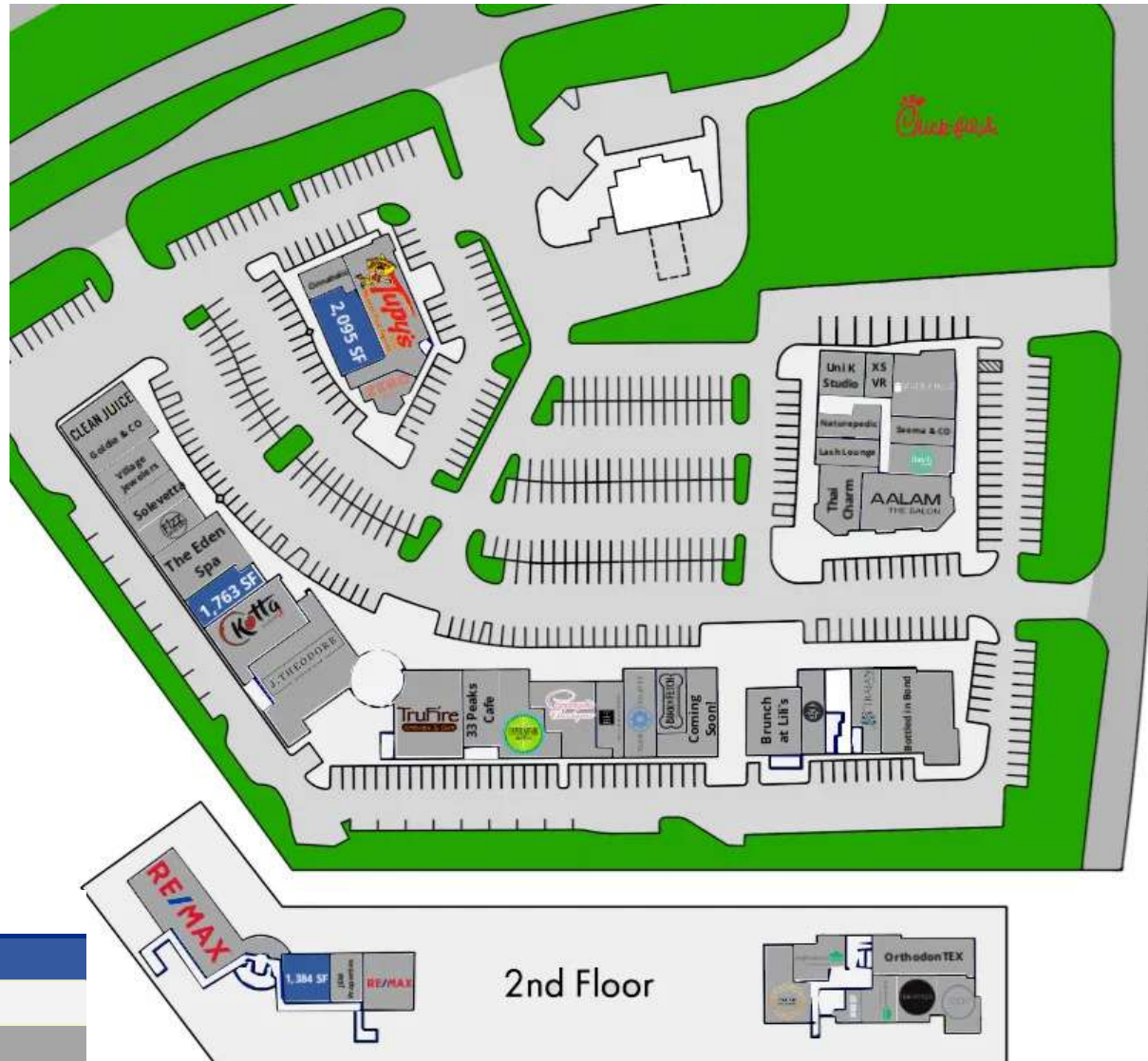
	1 MILE	3 MILES	5 MILES
Average HH Income	\$134,547	\$145,393	\$161,247
Total Population	10,223	110,093	299,490
Total Households	4,561	46,308	111,270





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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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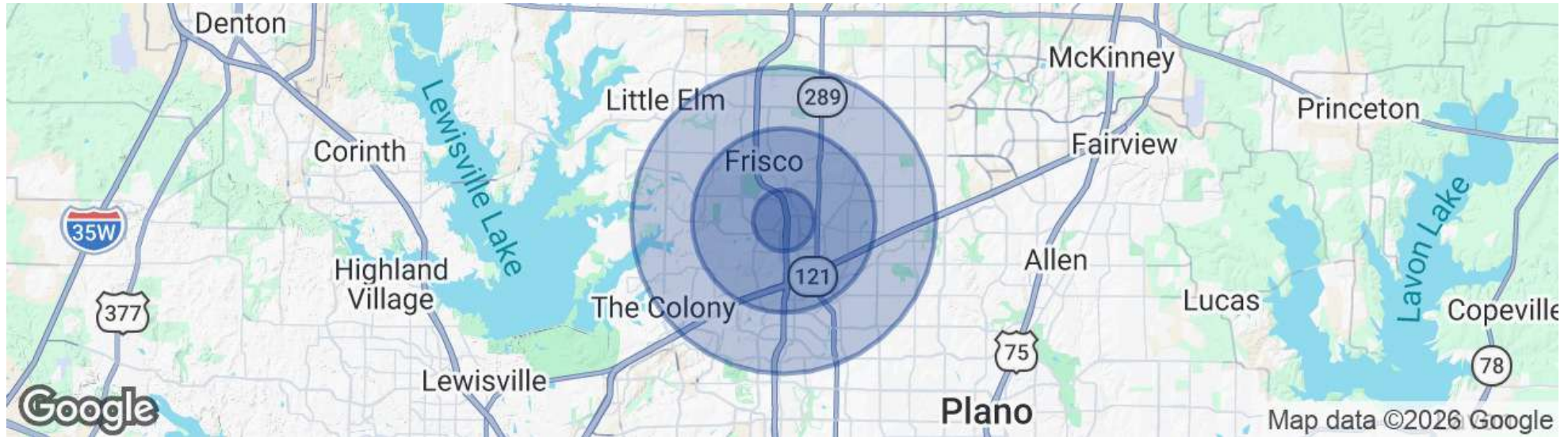
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,223	110,093	299,490
Median age	34	35.2	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,561	46,308	111,270
# of persons per HH	2.3	2.3	2.6
Average HH income	\$134,547	\$145,393	\$161,247
Average house value	\$786,778	\$464,042	\$451,241

* Demographic data derived from 2023-ESRI

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