

RETAIL FOR LEASE

LEBANON OHIO CENTER

4681 Ohio Drive, Frisco, TX 75035



MSCRE GROUP
COMMERCIAL REAL ESTATE EXPERTS



Synergic Retail Center

Over 54,500 Vehicle per Day on Preston Rd.
Over 26,000 Vehicle per Day on Lebanon Rd. & Ohio Dr.
Easy Access to Dallas North Tollway & SRT

AVAILABLE SF	1650-4336 SF
LEASE RATE	\$23.00 SF/Yr (NNN)
LOT SIZE	3.06 Acres
BUILDING SIZE	29,217 SF
YEAR BUILT	2004
ZONING	Commercial
MARKET	Frisco
Tenancy	Multiple
CROSS STREET	Lebanon Rd.
SIGNAGE	2 Monument Sign on Ohio Dr.
INGRESS/EGRESS	2 Entries on Lebanon Rd., 2 on Ohio Drive

Lebanon Ohio Center Tenants

- Boarding Bungalow 
- Frisco Printing & Graphics
- Conquer Fitness 
- Museum of Neon Lights
- Icon Meals
- Cookies Society
- Spice Bazaar
- Frisco Tint 
- Drip by G3



KW COMMERCIAL
2650 Midway Rd. Suite 210
Carrollton TX 75006

MASON SHAYAN, MICP, CCIM
Managing Director
0: 469.708.6221
mason@kwcommercial.com

ROGER REAL
Commercial Associate
214.548.0611
rreal@kwcommercial.com

Each office is independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

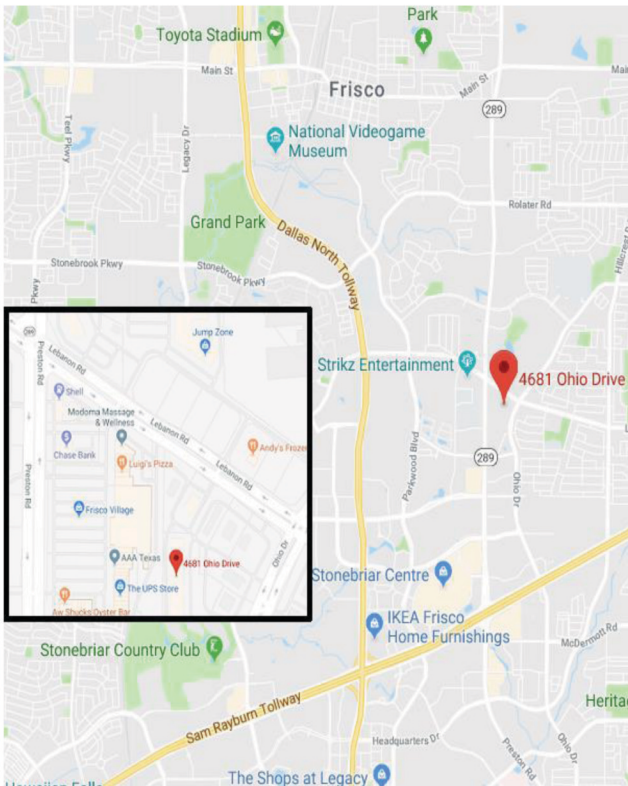
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PROPERTY HIGHLIGHTS

- Premier Location
- Affluent and High Growth Area
- Easy Access to Dallas North Tollway, SRT and Preston Rd.
- Exceptional Demographics
- Complementary Tenant Mix
- High Traffic Counts
- High Growth Location, Frisco is one of the Fastest Growing Communities in Texas with more than 210% growth since 2000
- Frisco Has been named as one of the top places to live by CNN, Forbes and Money Magazine

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2017 Estimated Population (est.)	7,719	71,455	200,203
2017 Average HH Value (est.)	\$214,666	\$297,308	\$309,447
2017 Average HH (est.)	\$95,373	\$114,651	\$122,073

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