

LAKES PLAZA | Frisco, Texas



**4040 Legacy Drive
Frisco, Texas 75034**

1/4 Mile South of Legacy Road & Lebanon Road
Frisco, TX

SHOPPING CENTER SIZE: 18,844 Sq.

AVAILABLE SPACE: 2,625 sf

TRIPLE NETS EXPENSES: \$8.50

TRAFFIC COUNTS (2006)

Legacy Road – 27,681 per day
Lebanon Road – 18,551 per day

MAJOR TENANTS:

Dr. Stacy Terry & Arora Family Chiropractic

2009 DEMOGRAPHICS

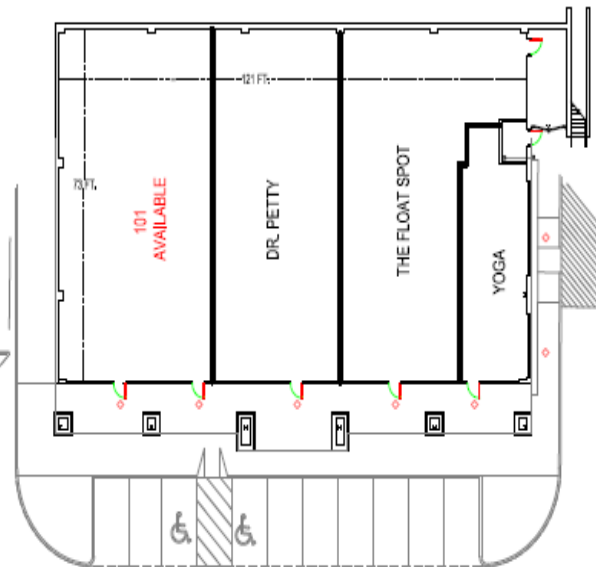
	1 Mile	3 Mile	5 Mile
Population	10,779	61,388	189,363
# of Households	3,703	22,598	66,654
Avg. H.H. Income	\$152,920	\$119,664	\$138,861

THE LAKES PLAZA

4040 LEGACY DRIVE
FRISCO, TEXAS 75034



UPPER LEVEL PLAN



LOWER LEVEL PLAN

LOWER LEVEL

101	Available	2,625 SQ. FT.	35 x 73
104	DR. PETTY	2,470 SQ. FT.	37 x 66.75
105	THE FLOAT SPOT106	2,215 SQ. FT.	30 x 74.1
106	YOGA	890 SQ. FT.	18 x 49
	Corridor	505 Sq. Ft.	
	Riser Room	143 Sq. Ft.	

UPPER LEVEL

201	DR. STACY TERRY	3,728 SQ. FT.	31 x 85
203	ARORA FAMILY CHIROPRACTIC	2,316 SQ. FT.	Irreg.
202	BOUTIQUE	491 SQ. FT.	Irregular
204	PREMIER PAIN MGMT	2,585 SQ. FT.	47 x 83.1
	Storage	78 Sq. Ft.	
	Common Hallway	127 Sq. Ft.	

TOTAL 18,844 SQ. FT.

Triple Nets; \$8.50

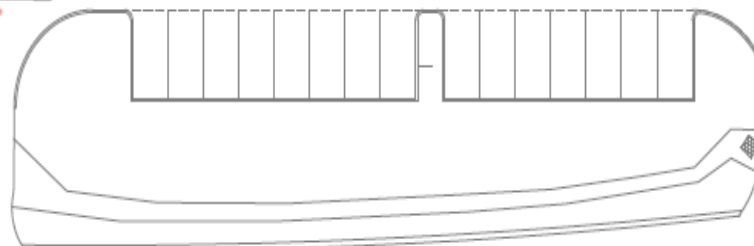
SEE PLAN NOTE:
REFER TO CITY ORDINANCES FOR SITE DIMENSIONS AND CALCULATIONS, OFFICE PLANS, CEILING, FLOOR LOADS, PARKING SPACES AND CALCULATIONS, STAIRCASES AND UTILITY SERVICES TO THE BUILDING.

NOTE: BOUNDARY INFORMATION AND SURVEY LOCATIONS SHOWN ARE BASED ON INFORMATION FROM A BOUNDARY AND TOPOGRAPHICAL SURVEY DATED DEC. 2008, BY SURVEYOR ANDROUS & ASSOCIATES, INC. 8008 PALMACE CREEK DRIVE, DALLAS AND PLANS, TEXAS 75246. 972-951-1004.

NOTE: SEE LANDSCAPE PLANS FOR FINAL LAYOUT DESIGN ON ALL PLANTING AND DRIVEWAY AREAS.

LEGAL DESCRIPTION

LOT 2, IN BLOCK A, THE LAKES TOWNHOUSES ACADEMY, COLLIN COUNTY SCHOOL LAND NO. 4 SURVEY, ABSTRACT NO. 140 CITY OF FRISCO, COLLIN COUNTY, TEXAS.



LEGACY DRIVE

