

# Victory Shops @ Stonebriar

NWQ Legacy and Warren | Frisco, TX 75034



Pre-leasing 16,000 SF retail center. Close to new Cowboys Headquarters. High HH income and traffic counts. Located at the NWQ of Legacy and Warren in Frisco.

#### Demographics / Traffic Counts

	1 mile	3 mile	5 mile
Population	9,004	76,741	226,317
AVG HH Income	\$164,079	\$113,075	\$119,408

Legacy: 29,164 VPD  
Warren: 17,442 VPD

Base Rent: \$35 to \$40 psf

NNN: \$7

TI: \$30

**Brandon Scott**

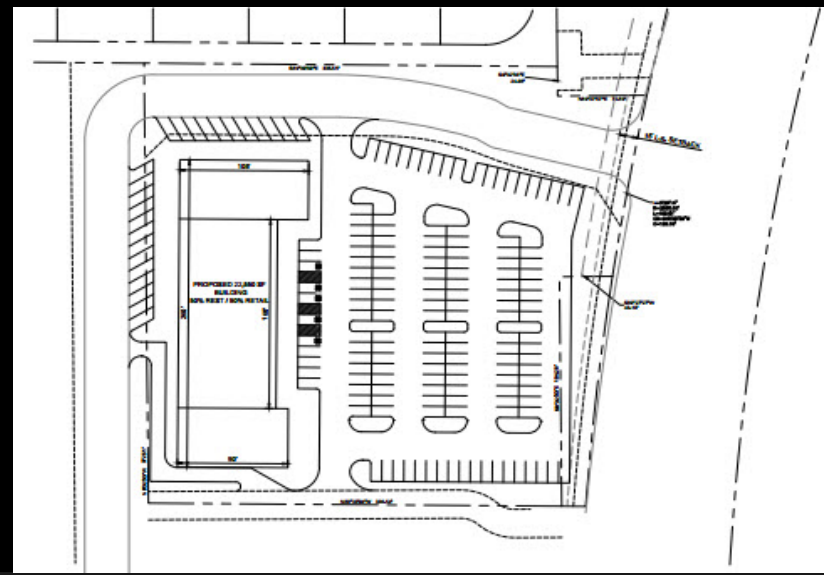
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