

The Arbors on Custer

**8175 CUSTER ROAD
FRISCO, TX 75035**

The Arbors on Custer is a brand new retail/office project located directly on the very busy Custer Road in Frisco, Texas. The project sits directly in front of The Grove, a large new subdivision with 7,000 lots. The available space is adjacent to an established dental office, ideal for medical, professional office, and retail users.

BUILDING HIGHLIGHTS

- Generous Space
- Shell Ready for Build Out
- Sits in front of The Grove, a 735-acre community with 3,000 homes from \$400k to \$1M

BUILDING SUMMARY

- 2,733 SF Remaining
- Incredible visibility, with frontage on Custer Road
- Easy Access to SH 121 and 75/DNT
- Lease rates - Low to Mid \$30's



Arbors on Custer

**8175 CUSTER ROAD
FRISCO, TX 75035**

The Arbors on Custer is a new retail project on Custer Road in Frisco, Texas. The project sits directly in front of the Grove, a large new subdivision with luxury living opportunities. The space is ideal for medical office use, as a co-tenant is a modern dental studio but could also be home to other retail uses.

INVESTMENT HIGHLIGHTS

- Generous Space
- Shell Ready for Build Out
- Sits in front of the Grove, a 735-acre community with 3,000 homes from \$400k to \$1M

INVESTMENT SUMMARY

- 6,378 SF Available
- Incredible visibility, with frontage on Custer Rd
- Easy Access to SH 121 and 75/DNT
- Lease rates \$30.00 - \$32.00/SF