

RETAIL SPACE

— FOR LEASE —

-  PRIME LOCATION
-  SHELL SPACE
-  HIGH VISIBILITY

 10202 Coit Road,
Apt c102,
Frisco, TX, 75035



PROPERTY OVERVIEW

Secure a high-visibility, 1,986 SF retail unit in one of North Texas' most rapidly expanding trade areas. This brand-new construction features a modern storefront with a sleek architectural design, high ceilings, and large road-facing windows, ensuring maximum exposure for your brand. Delivered as a clean shell, providing a blank slate to customize the interior layout and finishes to your specific business needs.

Directly faces Coit Road, a major north-south arterial with consistent, high-volume drive-by traffic. Easy access to major thoroughfares, including SH 121 (Sam Rayburn Tollway), US HWY 380, and the Dallas North Tollway. Immediately adjacent to Spice Rack, India Bazaar, and Desi Chowrastha, ensuring a steady flow of local community traffic. The property includes a spacious, well-maintained parking lot for both tenants and customers.

KEY HIGHLIGHTS

-  High Ceilings for an Open and Spacious Feel
-  Large Road-Facing Storefront Windows for Excellent Visibility
-  Easy Access to SH 121 (Sam Rayburn Tollway), US Highway 380, and the Dallas North Tollway
-  Adjacent to Spice Rack, India Bazaar, and Desi Chowrastha
-  Delivered as a Clean Shell for Custom Interior Build-Out

AVAILABLE SUITE



SUITE #C102

1,986 SQ FT

PROPERTY PHOTOS



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