

LOTUS SHOPPING CENTER
18,000 SF, Retail / Restaurant / Office Building
Now Leasing - 85% Filled Up



25691 Smotherman Road, Frisco, TX 75033 (Frontage to FM 423)



Srinivas Chaluvadi, MS, MBA

Perfect Realty Partners LLC (TREC # 9003888) | 4433 Punjab Way # 301; Frisco, TX 75033
T: (469) 252 1261 | C: (469) 536 8695 | E: sri@PerfectRealtyPartners.com

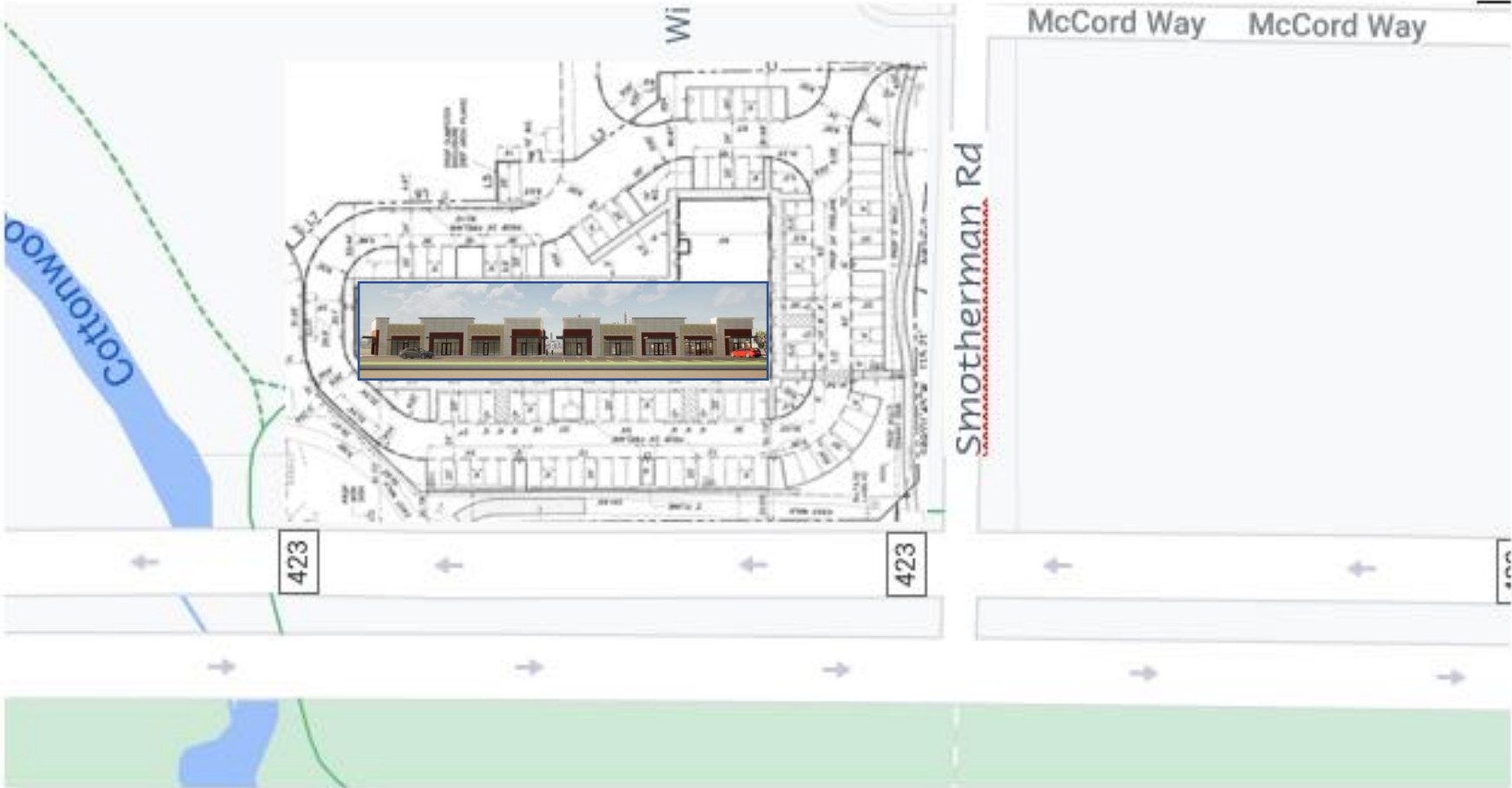
Property Overview

- + 18,062 SF
- + Zoned "PD-LC"
- + Retail / Restaurant / Office
- + 98 parking spots
- + New Construction
- + Captured market of 3000 homes within a mile
- + For lease - 28 per SF plus NNN
 - Generous TI allowance
 - White box finish available
- + **ONLY 3,000 SF AVAILABLE**

Location Highlights

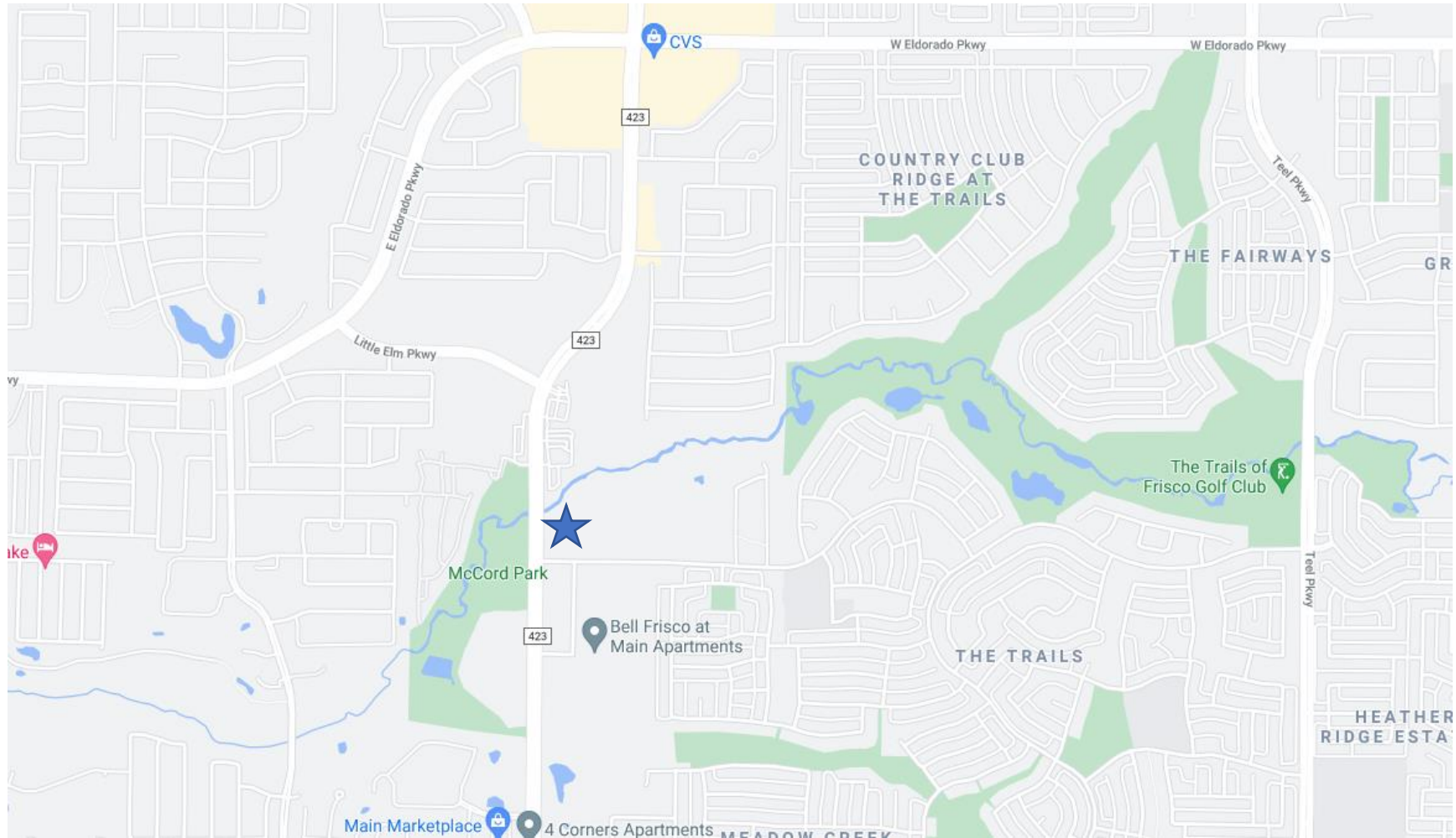
- + NE corner of Smotherman and FM 423
- + Frontage on FM 423 , 50,000 VPD
- + Dense and affluent neighborhood
 - The Trails
 - Orion McCord Apartments
 - Bell Frisco apartments
- + Great traffic generators nearby
 - Kroger
 - Walmart
 - Lowes

EXTRAORDINARY PROJECT @ UNBEATABLE LOCATION



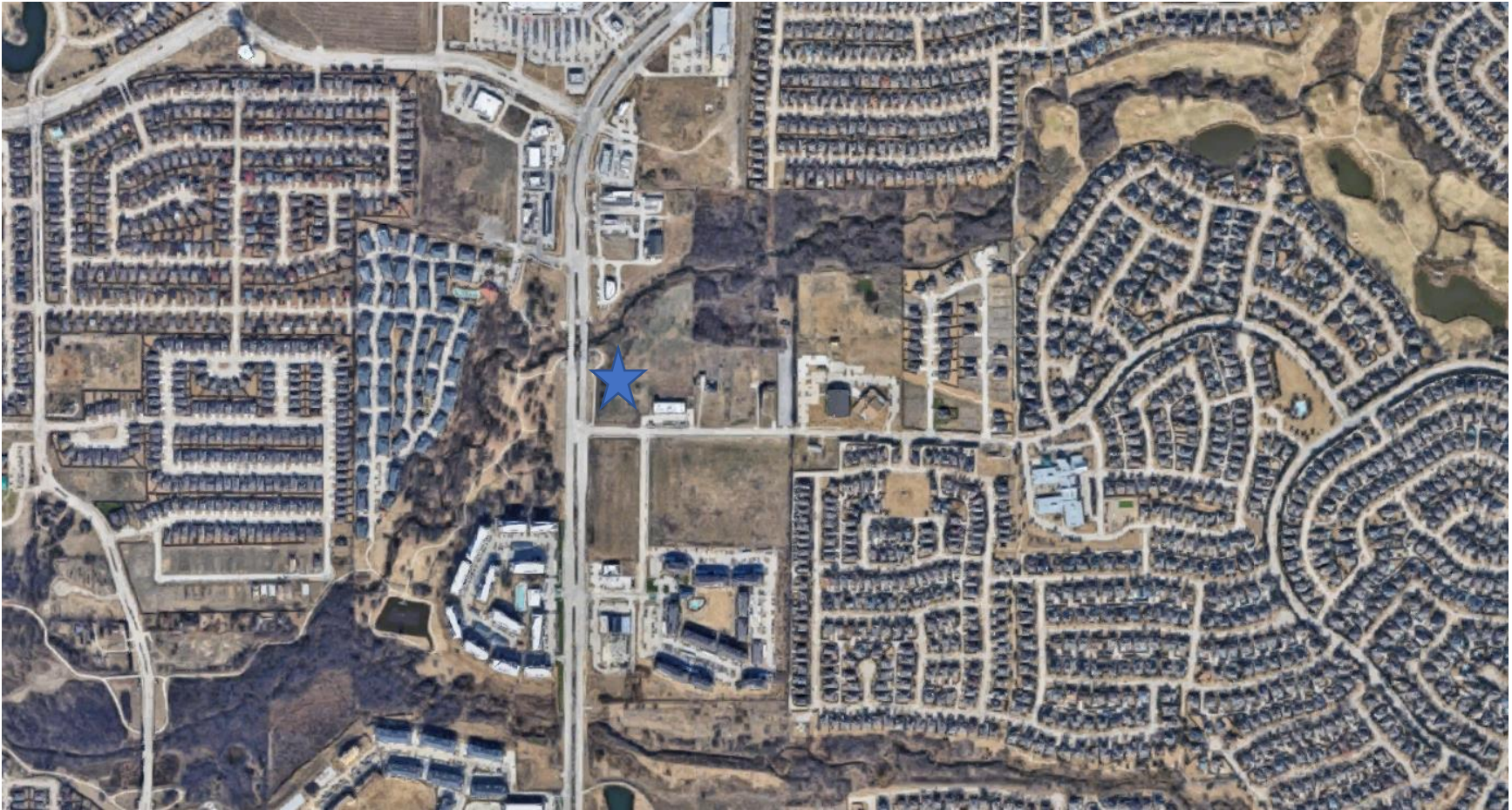
18,000 SF RETAIL / RESTAURANT SPACE! CONVENIENTLY SIZED STORE FRONTS! GORGEOUS ELEVATION!

Unbeatable Location! Traffic, Roof Tops, Businesses, and Everything Else!!



North East Corner of Smotherman Road and FM 423, Frisco

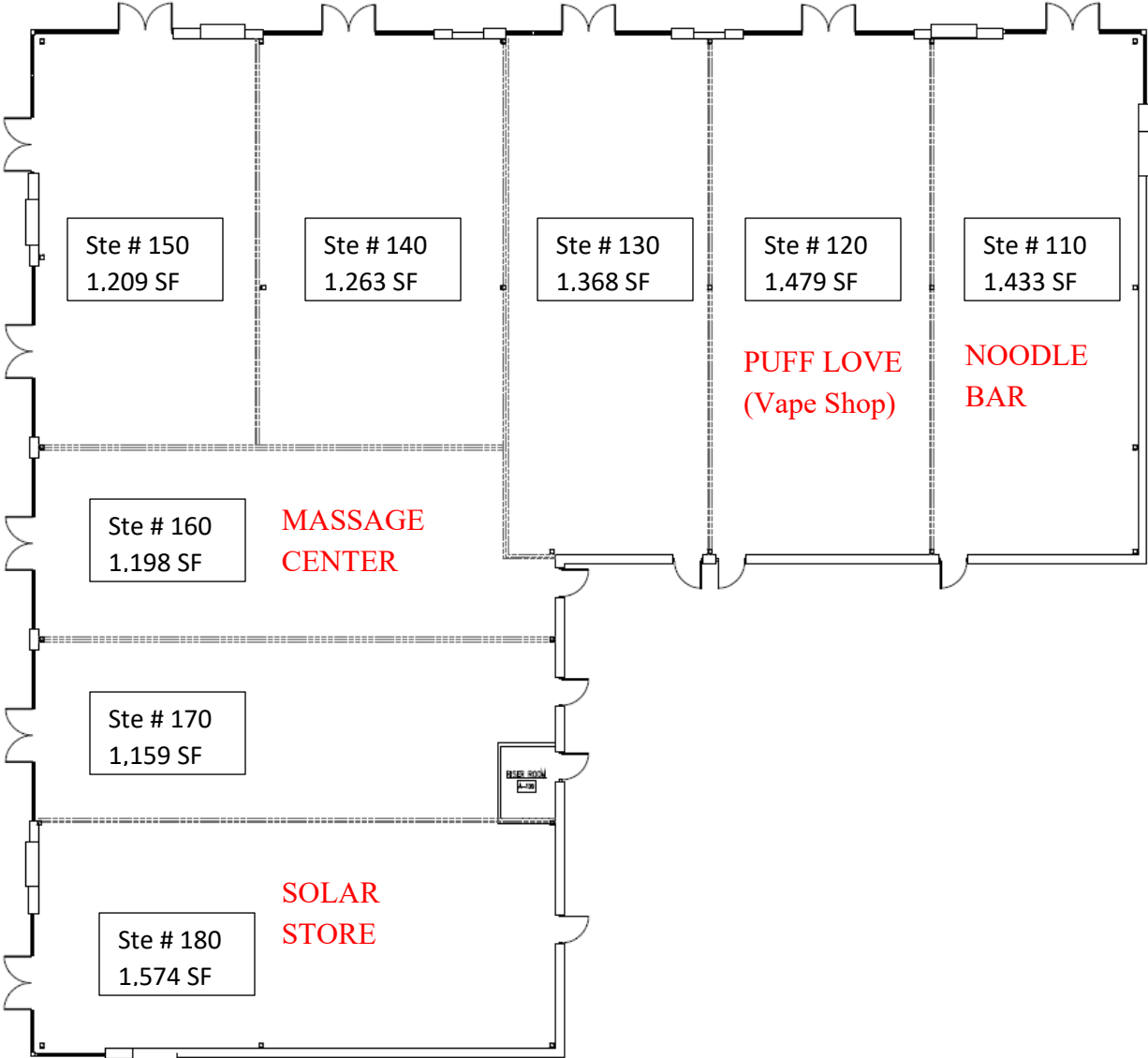
EXTRAORDINARY VISIBILITY! HIGH DENSITY, AFFLUENT NEIGHBORHOOD



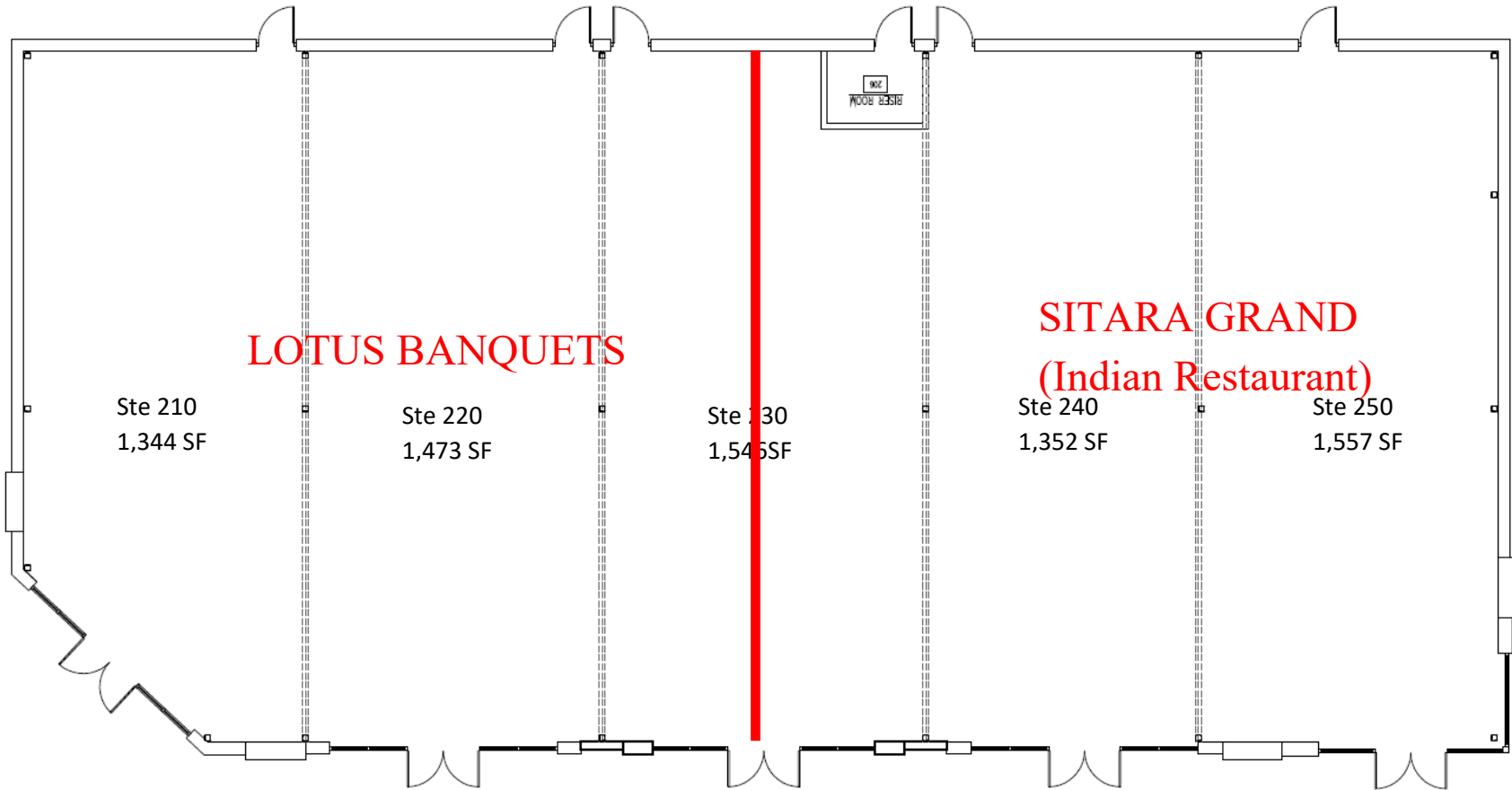
ON FM 423, A BUSY CORRIDOR WITH HUGE VEHICULAR TRAFFIC

THOUSANDS OF HOMES WITHIN ONE MILE

FLOOR PLAN – BUILDING 1



FLOOR PLAN - Building 2



LOTUS BANQUETS

SITARA GRAND
(Indian Restaurant)

Ste 210
1,344 SF

Ste 220
1,473 SF

Ste 230
1,546 SF

Ste 240
1,352 SF

Ste 250
1,557 SF

REST ROOM

