

# KELLER CROSSING

1540 KELLER PARKWAY, KELLER, TX

JAH  
REALTY



GLA: 135,701 SF

WEB LINK: [jahrealty.propertycapsule.com/kellercrossing](http://jahrealty.propertycapsule.com/kellercrossing)

## PROPERTY OVERVIEW

Keller Crossing is a convenience focused open air shopping center positioned along Keller Parkway exposing its Tenant's to approximately 50,000 vehicles per day. The trade area boasts a strong average household income of \$161k in a three-mile radius making it one of the most affluent suburban markets in Dallas-Fort Worth. From a migration perspective, Keller maintains a strong annual growth rate due to its welcoming atmosphere, exceptional school system, and award-winning facilities and programs. According to Money Magazine, Keller has been named as one of the "Top 100 Places to Live in America". Notable traffic drivers include: Natural Grocers, Walgreens, Verizon Wireless, Jersey Mikes, and Ace Hardware.

## TRAFFIC COUNTS

KELLER PKWY	41,544 VPD
KELLER SMITHFIELD RD	13,031 VPD

## DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	68,124	21,854	\$179,024
5 MILE	215,904	69,170	\$153,286

## LEASING CONTACT

### KURT BRADLEY

1717 Main Street, Suite 2600  
Dallas, Texas 75201  
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Keller Pkwy/ FM 1709



Availability

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TENANT	SQFT
1-100 Yokohama Sushi and...	4,300
2-100 Kumon Learning Cen...	2,000
2-102 Moo's Ice Cream	975
2-105 Armstrong McCall B...	2,429
2-106 Dog De Salon	1,170
2-107 Avila Taco	1,747
2-108 The UPS Store	1,430
<b>2-110 Available</b>	<b>1,018</b>
2-130 Triple A Cafe	3,101
2-140 Keller Smiles	2,000
2-150 Custom Cleaners	2,470
50A Jabo's Ace Hardware	25,675
<b>50B Available</b>	<b>27,168</b>
50D Monster Mini Golf	13,789
100 Local Watering Hol...	3,500
130 Wellness Blends Sa...	1,076
140 Golden Thai Cuisine	2,088
200 Z Bar Cattle Co Bu...	1,600
400 Joy Tailor	900
500 Drip Bar	1,800
600 Donut House	1,200
<b>1570 Available</b>	<b>420</b>
1610 Planet Fitness	32,000