KELLER CROSSING

1540 KELLER PARKWAY, KELLER, TX

JAH REALTY



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	39,208 VPD
KELLER SMITHFIELD RD	13,108 VPD

GLA: 135,701 SF **WEB LINK:** jahrealty.propertycapsule.com/kellercrossing

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	70,640	25,455	$192,146
5 MILE	222,628	75,054	$166,735

LEASING CONTACT

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	TENANT	SQFT
1-100	Yokohama Sushi and...	4,300
2-100	Kumon Learning Cen...	2,000
2-102	Mooo'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
2-110	Available	1,018
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
50B	Available	27,168
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
1570	Available	420
1610	Planet Fitness	32,000

Availability

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