

KELLER CROSSING

1540 KELLER PARKWAY, KELLER, TX



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: Big Lots, Natural Grocers, Walgreens, Verizon Wireless, Jersey Mikes, and Ace Hardware.

TRAFFIC COUNTS

KELLER PKWY	41,216 VPD
KELLER SMITHFIELD RD	12,826 VPD

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

DEMOGRAPHICS

2024 ESTIMATES

3 MILE
5 MILE



TOTAL
POPULATION

66,553
195,625



DAYTIME
POPULATION

64,216
198,091



AVG. HH
INCOME

\$200,380
\$159,402

LEASING CONTACT

JAH REALTY

1717 Main Street, Suite 2600
Dallas, Texas 75201
P 214-220-0274
dfwleasing@jahco.net

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Keller Pkwy/ FM 1709

Keller Smithfield Rd



TENANT

	TENANT	SQFT
1-100	Yokohama Sushi and...	4,300
2-100	Kumon Learning Cen...	2,000
2-101	That Dang Salon	975
2-105	Armstrong McCall B...	2,429
2-106	Dog De Salon	1,170
2-107	LA Burger	1,747
2-108	The UPS Store	1,430
2-110	TK Comics	1,018
2-130	Triple A Cafe	3,101
2-140	Dr. Jeff C. Jenkin...	2,000
2-150	Custom Cleaners	2,470
50A	Jabo's Ace Hardware	25,675
50B	Big Lots Store	27,168
50D	Available	13,789
100	Sports Bar	3,500
130	Wellness Blends Sa...	1,076
140	Golden Thai Cuisine	2,088
200	Butcher Shop	1,685
400	Joy Tailor	900
500	Drip Bar	1,800
600	Donut House	1,200
1570	Scooter's	420
1610	Planet Fitness	32,000

Availability

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