

MARKETPLACE AT SPRING CREEK

6205 COIT ROAD, PLANO, TX

JAH
REALTY



PROPERTY OVERVIEW

The Marketplace at Spring Creek is a grocery anchored neighborhood shopping center located at the intersection of W. Spring Creek Parkway and Coit Road within a high density micromarket of Plano, Texas. With its strong roster of service oriented tenants, the center attracts over 100,000 customers per month according to smartphone data. Traffic drivers at this intersection include: Patel Brothers, Dollar Tree, and Texas Family Fitness. The intersection is also home to: Chick-fil-a, Panda Express, Whataburger, and Walmart.




TRAFFIC COUNTS

| | |
|----------------------|--------------|
| COIT ROAD | 38,108 V.P.D |
| SPRING CREEK PARKWAY | 33,796 V.P.D |

GLA: 109,834 SF

WEB LINK: jahrealty.propertycapsule.com/marketplaceatspringcreek

DEMOGRAPHICS

| 2025 ESTIMATES |  TOTAL POPULATION |  DAYTIME POPULATION |  AVG. HH INCOME |
|-------------------|---|---|---|
| 3 MILE | 141,276 | 64,537 | \$142,563 |
| 5 MILE | 367,397 | 221,831 | \$125,764 |

LEASING CONTACT

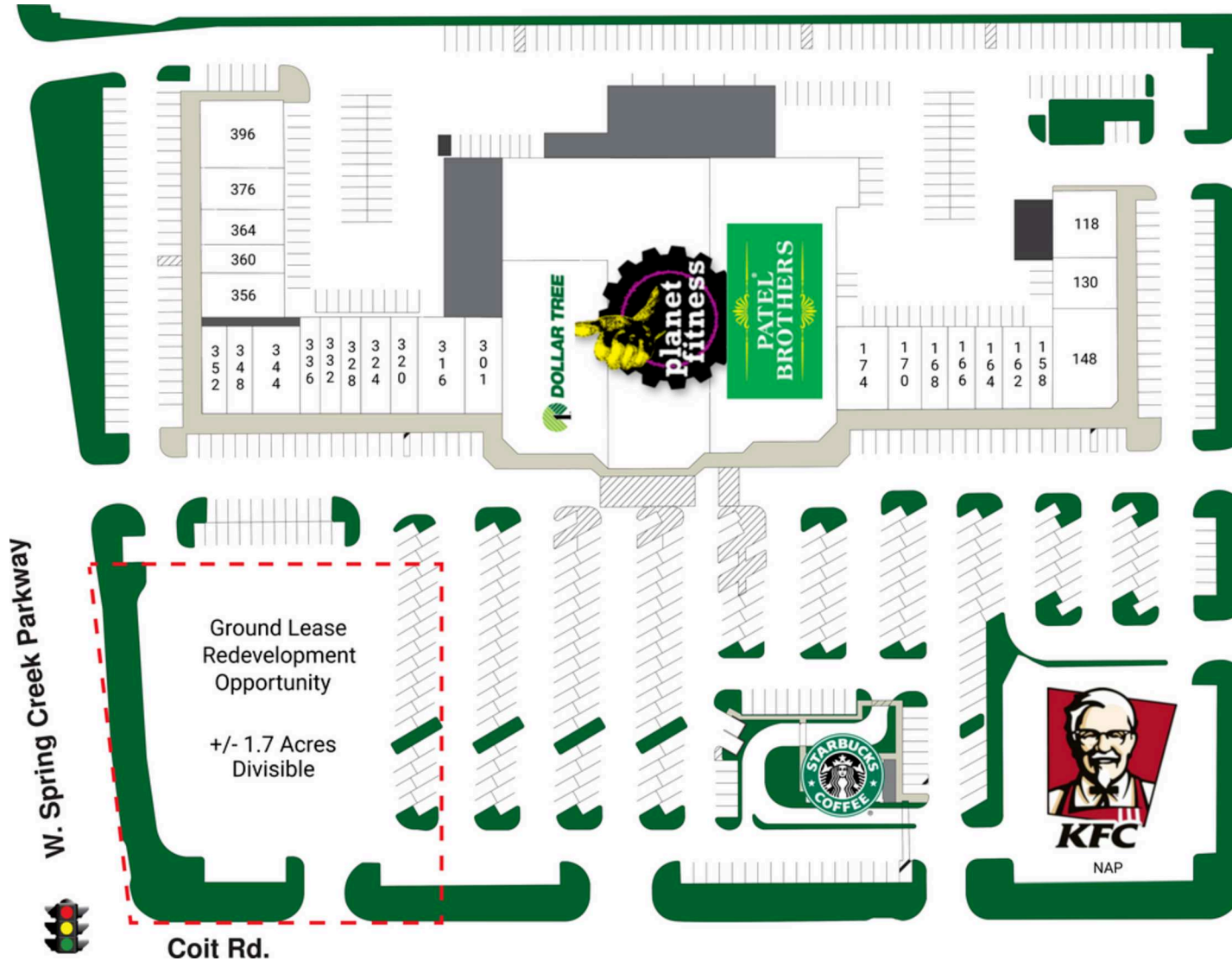
JAH REALTY

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Availability

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| TENANT | SQFT |
|---------------------------|--------|
| +/- 1.7 ac Available | |
| 118 Kids USA | 2,954 |
| 130 Vivik Flowers | 1,500 |
| 148 Lantern Street Gri... | 4,000 |
| 158 Sristi Rentals | 845 |
| 162 Reflections | 1,100 |
| 164 Curry Pizza House | 1,495 |
| 166 Hashtag Bharat | 1,050 |
| 168 Nritya Dance Academy | 1,601 |
| 170 Signarama | 2,065 |
| 174 USA Martial Arts F... | 2,806 |
| 200 Dollar Tree | 13,431 |
| 201 Patel Brothers | 24,875 |
| 205 Planet Fitness | 21,577 |
| 301 NEO Beauty Supply | 2,137 |
| 316 Srishtri | 2,225 |
| 320 Fab India Clothing | 1,875 |
| 324 Halal Meat Market | 1,500 |
| 328 Desi Diva | 1,125 |
| 332 Nails U Love | 1,125 |
| 336 uBreakiFix | 1,125 |
| 344 Ked's Ice Cream | 2,929 |
| 348 Pop Donuts | 1,500 |
| 352 Portuguese Chicken... | 1,875 |
| 356 986 Pharmacy | 1,625 |
| 360 Haven Cuts | 975 |
| 364 Original Shawarma | 1,950 |
| 376 Pho & Boba | 1,950 |
| 396 Mai Colachi BBQ & ... | 4,500 |
| 400 Starbucks Coffee | 2,000 |