MARKETPLACE AT SPRING CREEK

6205 COIT ROAD, PLANO, TX

JAH REALTY



PROPERTY OVERVIEW

The Marketpace 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	37,950 V.P.D
SPRING CREEK PARKWAY	34,850 V.P.D

GLA: 109,834 SF **WEB LINK:** jahrealty.propertycapsule.com/marketplaceatspringcreek

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	146,560	64,774	$156,415
5 MILE	379,276	229,542	$140,664

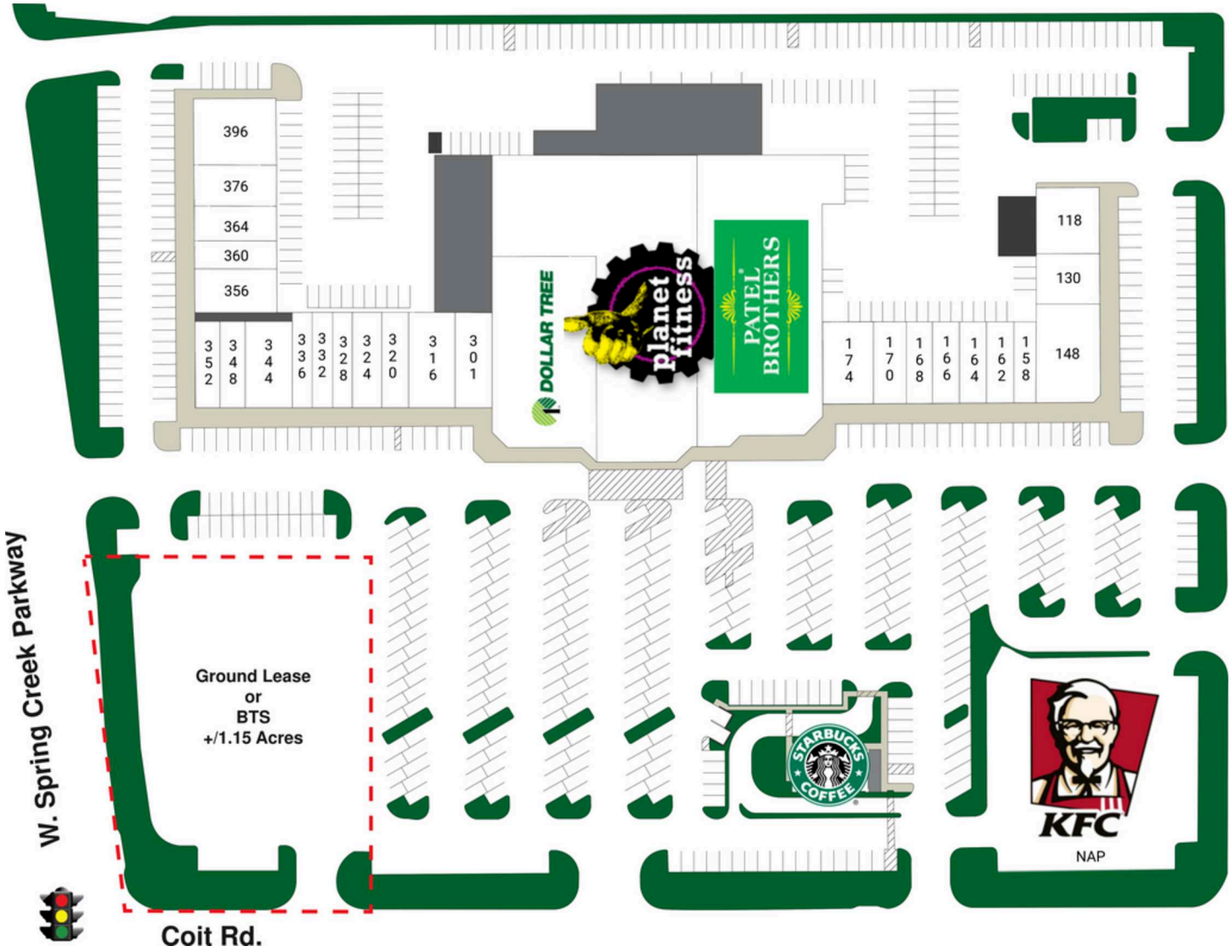
LEASING CONTACT

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	TENANT	SQFT
+/ 1.15 ac	Available	1.15 ac
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	Dil Se Desi	1,050
168	Dil Se Desi	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

Availability

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