

# MARKETPLACE AT SPRING CREEK

6205 COIT ROAD, PLANO, TX



## 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	37,910 V.P.D
SPRING CREEK PARKWAY	35,090 V.P.D

GLA: 109,834 SF

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

## DEMOGRAPHICS

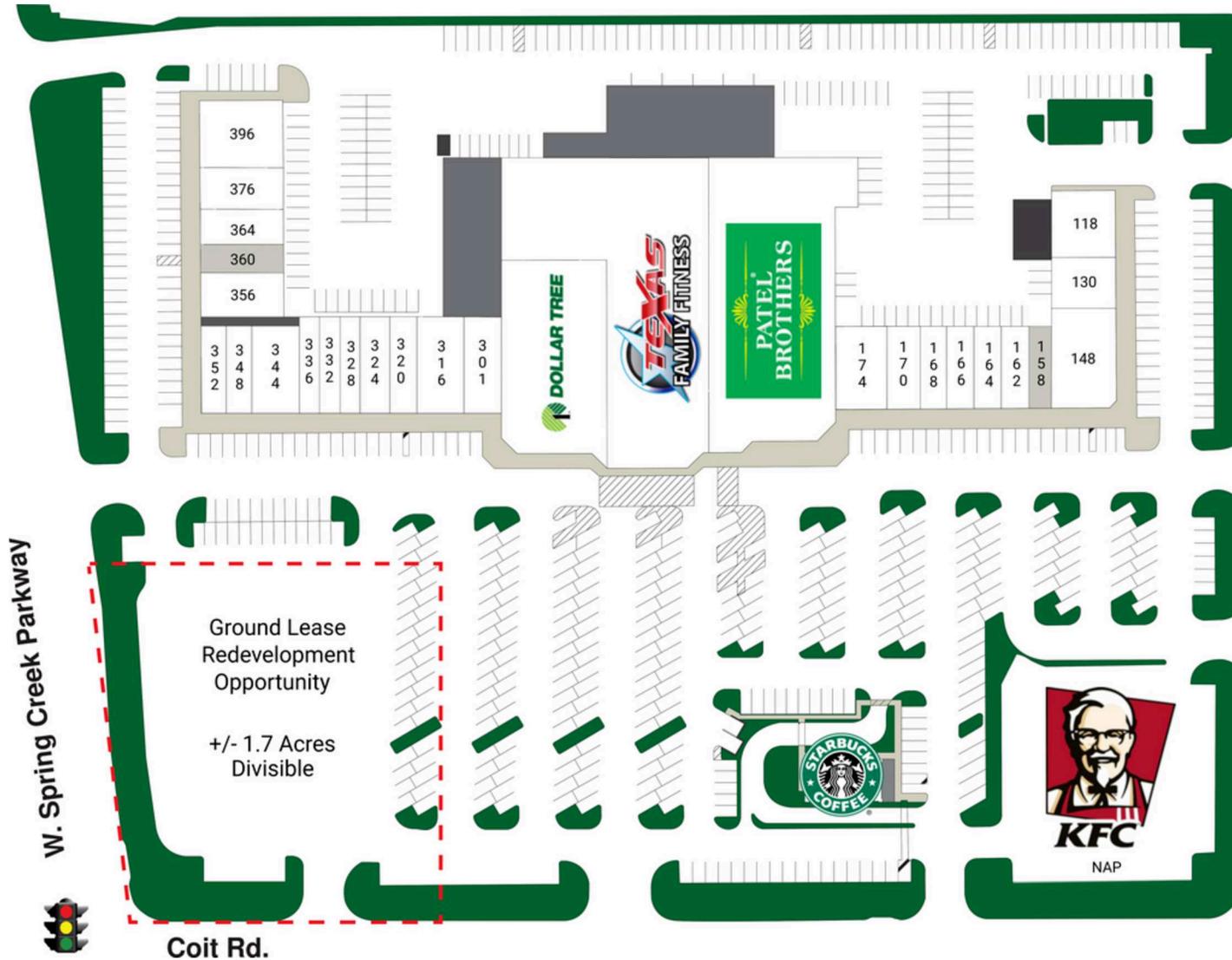
2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
1 MILE	17,184	16,299	\$131,745
3 MILE	139,810	146,764	\$139,790
5 MILE	347,729	390,187	\$126,637

## LEASING CONTACT

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TENANT	SQFT
<b>+/- 1.7 ac Available</b>	
118 Kids USA	2,954
130 Vivik Flowers	1,500
148 Lantern Street Gri...	4,000
<b>158 Available</b>	<b>845</b>
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 Texas Family 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
<b>360 Available</b>	<b>975</b>
364 Shawarma Guyz	1,950
376 Pho & Boba	1,950
396 Mai Colachi BBQ & ...	4,500
400 Starbucks Coffee	2,000

Availability

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