

# SUNCREEK VILLAGE

7801 ALMA DRIVE, PLANO, TX



## PROPERTY OVERVIEW

Suncreek Village is a grocery anchored neighborhood shopping center located approximately 2 miles west of US Hwy 75 along Alma Dr. in Plano just south of McDermott Dr. in Allen. Over the past five years, this area has experienced tremendous growth just north along Hwy 121, where more and more DFW residents and businesses are choosing to locate. The property's convenience oriented site and tenant mix makes it an attractive option for any small business seeking a new location in Plano.

## TRAFFIC COUNTS

ALMA DRIVE	19,400 VPD
HEDGCOXE ROAD	24,910 VPD

GLA: 17,509 SF    WEB LINK: [jahrealty.propertycapsule.com/suncreekvillage](http://jahrealty.propertycapsule.com/suncreekvillage)

## DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	133,618	124,751	\$133,140
5 MILE	338,724	319,827	\$132,367

## LEASING CONTACT

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TENANT	SQFT	
Lot 2 0.926 AC	Available	
Lot 4R 0.969 AC	Available	
Lot A	Scooter's	
101	Sharkey's Cuts for...	1,423
105	Parcel Post	1,400
109	Edward Jones	1,050
113	Gloss Nail Salon	1,616
117	Kumon Learning Cen...	1,470
123	Dali Dental	1,775
127	Nora Asian Fresh	1,355
129	Farmers Insurance	1,420
134	Fit Body Bootcamp	2,100
136	Jeremiah's Italian...	1,400
140	Tom Thumb	2,500

■ Non-Controlled ■ Availability

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