

SUNCREEK VILLAGE

7801 ALMA DRIVE, PLANO, TX

JAH
REALTY



GLA: 17,509 SF WEB LINK: jahrealty.propertycapsule.com/suncreekvillage

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	141,768	40,612	\$136,121
5 MILE	366,275	111,416	\$137,095

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	22,864 VPD
HEDGOXE ROAD	13,733 VPD

LEASING CONTACT

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Non-Controlled Availability Potential Availability

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TENANT	SQFT
Lot 2 0.926 Available AC	1,423
Lot 4R 0.969 Available AC	1,400
Lot A Scooter's 101 Sharkey's Cuts for... 105 Parcel Post 109 Available 113 Gloss Nail Salon 117 Kumon Learning Cen... 123 Dali Dental 127 Little Persia Medi... 129 InsureOne 133 Available 136 Available 140 Tom Thumb	1,050
	1,470
	1,775
	1,355
	1,420
	2,100
	1,400
	2,500