SUNCREEK VILLAGE

7801 ALMA DRIVE, PLANO, TX

JAH REALTY



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	23,017 VPD
HEDGCOXE ROAD	13,829 VPD

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

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	143,760	40,559	$149,646
5 MILE	373,367	115,730	$152,607

LEASING CONTACT

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	TENANT	SQFT
Lot 2 0.926 AC	Available	
Lot 4R 0.969 AC	Available	
Lot A	Available	
101	Sharkey's Cuts for...	1,423
105	Parcel Post	1,400
109	Available	1,050
113	Gloss Nail Salon	1,616
117	Kumon Learning Cen...	1,470
123	Dali Dental	1,775
127	Little Persia Medi...	1,355
129	InsureOne	1,420
133	Available	2,100
136	Tongue In Cheek Ic...	1,400
140	Tom Thumb	2,500

Non-Controlled Availability Potential Availability

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