

# PARK WEST PLAZA

2220 COIT ROAD, PLANO, TX

JAH  
REALTY



## PROPERTY OVERVIEW

Park West Plaza is a premier grocery anchored shopping center positioned in the heart of Plano, Texas at Coit Road and W. Park Blvd. The diverse tenant mix attracts over 2mm customers per year and is comprised of a multitude of daily needs businesses, which gives the property exceptional durability. The above average household incomes and robust population growth make this center a perfect location for any medical office, restaurant, or retail business. Traffic Generators: Elliot's Hardware, CVS, Nadline Flooring Company, and Aldi Grocery.

## TRAFFIC COUNTS

|             |            |
|-------------|------------|
| W PARK BLVD | 34,224 VPD |
| COIT ROAD   | 45,302 VPD |

GLA: 191,103 SF

ACRES: 16.8

PARKING SPACES: 948

PARKING RATIO: 5.0 per 1,000 SF

MSA: Dallas-Fort Worth

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

## DEMOGRAPHICS

### 2025 ESTIMATES

3 MILE

5 MILE



### TOTAL POPULATION

133,945

380,764



### DAYTIME POPULATION

63,865

224,258



### AVG. HH INCOME

\$119,563

\$120,637

## LEASING CONTACT

### JAH REALTY

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| TENANT                      | SQFT   |
|-----------------------------|--------|
| 1-600 Southwestern Natio... | 2,400  |
| 1-620 Desi Village          | 2,178  |
| 1-660 Craft Food            | 1,274  |
| 1-680 Firehouse Subs        | 1,800  |
| 2-100 Elliot's Hardware     | 32,700 |
| 2-200 Nadine Floor Company  | 14,088 |
| 2-250 Altruistic            | 2,635  |
| 2-300 Safari Run            | 9,659  |
| 2-380 Available             | 808    |
| 2-400 Battle House Laser... | 16,140 |
| 3-100 Hong Yuan             | 3,437  |
| 3-150 Imagique Salon Sui... | 10,663 |
| 3-200 Ace Mart Restoran...  | 20,175 |
| 3-250 ALDI Food Market      | 19,825 |
| 3-300 Cici's Pizza          | 4,986  |
| 3-325 Xtreme Swim           | 4,293  |
| 3-360 ASG Real Estate       | 1,960  |
| 3-410 KTV Karaoke           | 3,257  |
| 3-420 Hunan Bistro          | 3,150  |
| 3-430 Chen's Restaurant     | 3,644  |
| 3-440 Studio 3 Dance        | 5,456  |
| 3-470 Available             | 2,637  |
| 3-480 U Mail It             | 992    |
| 3-500 DFW Reptarium         | 6,020  |
| 3-520 Kris Tailoring        | 900    |
| 3-530 Available             | 900    |
| 3-540 Plano Karate Club     | 1,500  |
| 3-550 Good Balance          | 900    |
| 3-560 Boba Guru             | 1,500  |
| 3-570 Dental Place          | 1,500  |
| 4-600 Grand Ark Realty      | 2,672  |
| 4-601 East West Bank        | 5,042  |
| 2240 Dairy Queen            | 2,012  |

■ Non-Controlled ■ Availability

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