

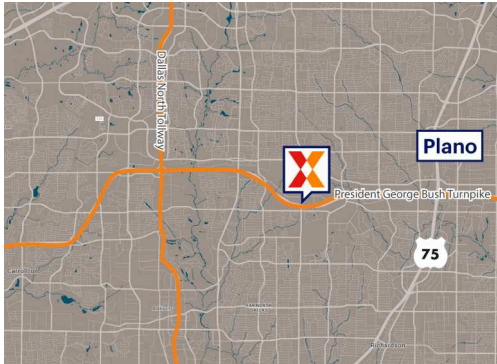
Market Plaza

Dallas-Fort Worth-Arlington, TX

33.0017, -96.7676
3801 W. President George Bush Turnpike | Plano, TX 75075



Center Size: 147,500 SF



Demographics	1 Mile	3 Mile	5 Mile
👤	11,238	126,057	370,337
🏠	5,303	51,338	159,742
💰	\$108,110	\$145,537	\$132,573

Anchored by Central Market with top national brands including ATI Physical Therapy, Dunkin' and Chipotle

Ranked in the top 9% of like centers in the market drawing an estimated 2.6M+ annual visits (Placer.ai 2024)

Strong daytime population of 180K+ within a 3-mile radius, plus nearby University of Texas at Dallas with 29K+ students (UTD 2024)

Located at prominent intersection of Pres George Bush Tpke with 110K+ vehicles daily and Coit Rd with 59K+ vehicles daily (Kalibrate 2020)

Affluent and highly educated trade area with an avg household income of \$145K+ and 63% that have a college education within 3 miles

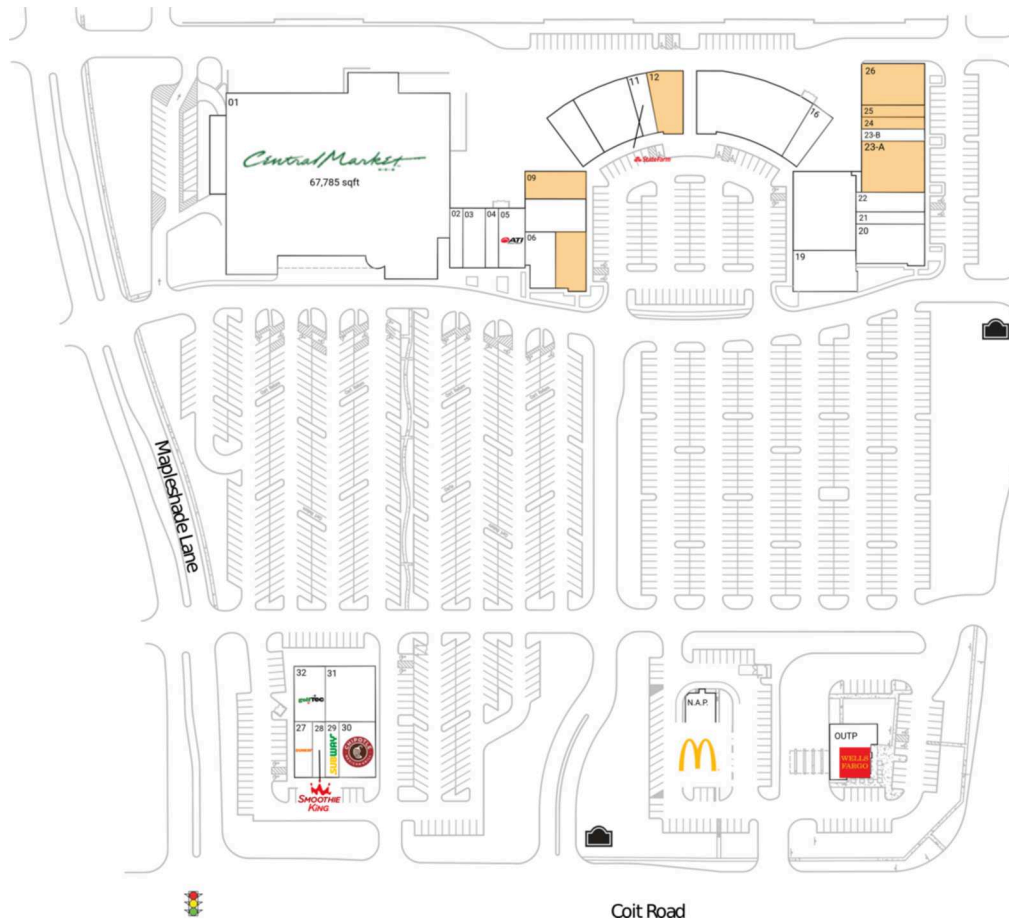
Surrounded by a dense population of 126K+ within a 3-mile radius

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Available Space

07	3,400 SF
09	3,600 SF
12	2,784 SF
23-A	5,670 SF
24	1,200 SF
25	1,200 SF
26	4,337 SF

Current Retailers

N.A.P.	McDonald's	0 SF
OUTP	Wells Fargo	5,476 SF
01	Central Market	67,785 SF
02	Nazo Jewelry	1,320 SF
03	M Spa & Beauty	2,264 SF
04	Slim4Life	1,316 SF
05	ATI Physical Therapy	2,800 SF
06	Vu's Tailor	2,572 SF
11	State Farm	1,200 SF
16	Dental One/Family First Dental	2,700 SF
19	Fat Oyster Seafood Restaurant	4,500 SF
20	SAKAE Hibachi & Sushi	4,250 SF
21	Rainbow Teashop	1,200 SF
22	DFW MRI	2,169 SF
23-B	Hertz	1,200 SF
27	Dunkin'	1,435 SF
28	Smoothie King	1,200 SF
29	Subway	1,286 SF
30	Chipotle Mexican Grill	3,000 SF
31	The Dental Method	4,491 SF
32	GolfTec	2,645 SF

Pres. George Bush Turnpike



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