



COIT MARKETPLACE

For lease:
SWC SH 121
& Coit Rd
Plano, TX 75024

VENTURE



AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

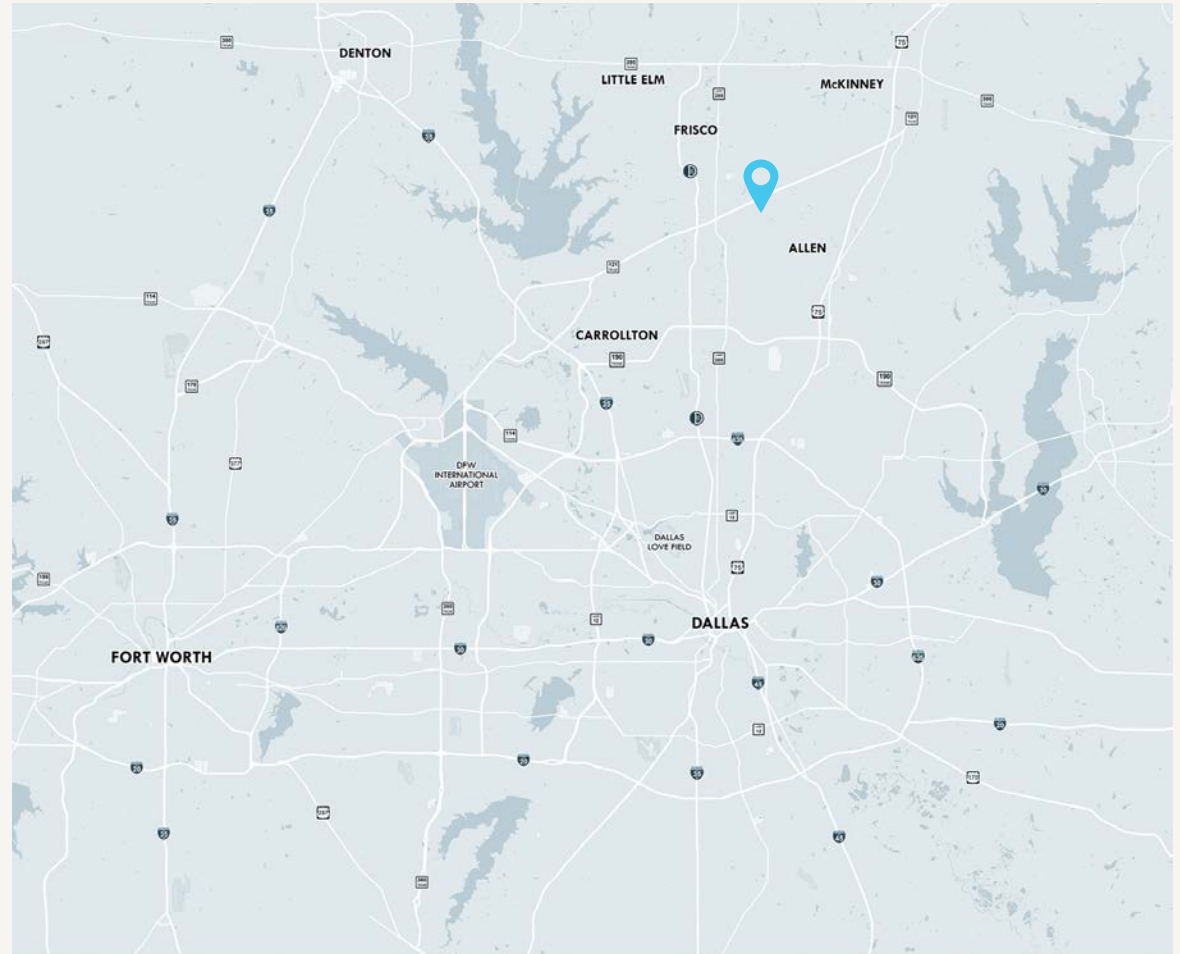
MIA UREÑA
MURENA@VENTUREDFW.COM

Metrics

SWC SH 121 & Coit Rd
Plano, TX 75024

Location

SWC SH 121 & Coit Rd
Plano, TX 75024



Available Spaces

Lot 8
5,000 SF

Traffic Counts

SH 121
75,624 VPD

Coit Rd
31,939 VPD

Area Attractions



Property Highlights

SWC SH 121 & Coit Rd
Plano, TX 75024

1. Anchored by 123,000 sf large format Kroger Marketplace
2. Lot 8 is deliverable today
3. State Hwy 121 has been expanded into a six-lane freeway with an additional six lanes of parkway from Hwy 75 to Interstate 35
4. Full service hospital, Baylor Scott & White Medical Center, located at the intersection
5. We are seeking family-oriented tenants that cater to children and families, including concepts such as martial arts studios, children's activity centers, tutoring, enrichment programs, and other community-focused uses.
6. Preferred restaurant uses include burger, Mediterranean, Indian, sushi/hibachi, sandwich, and other complementary fast-casual or dine-in concepts.



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,852	142,034	348,824
EST. DAYTIME POPULATION	3,475	53,419	162,236
EST. AVG. HH INCOME	\$201,728	\$194,464	\$181,920

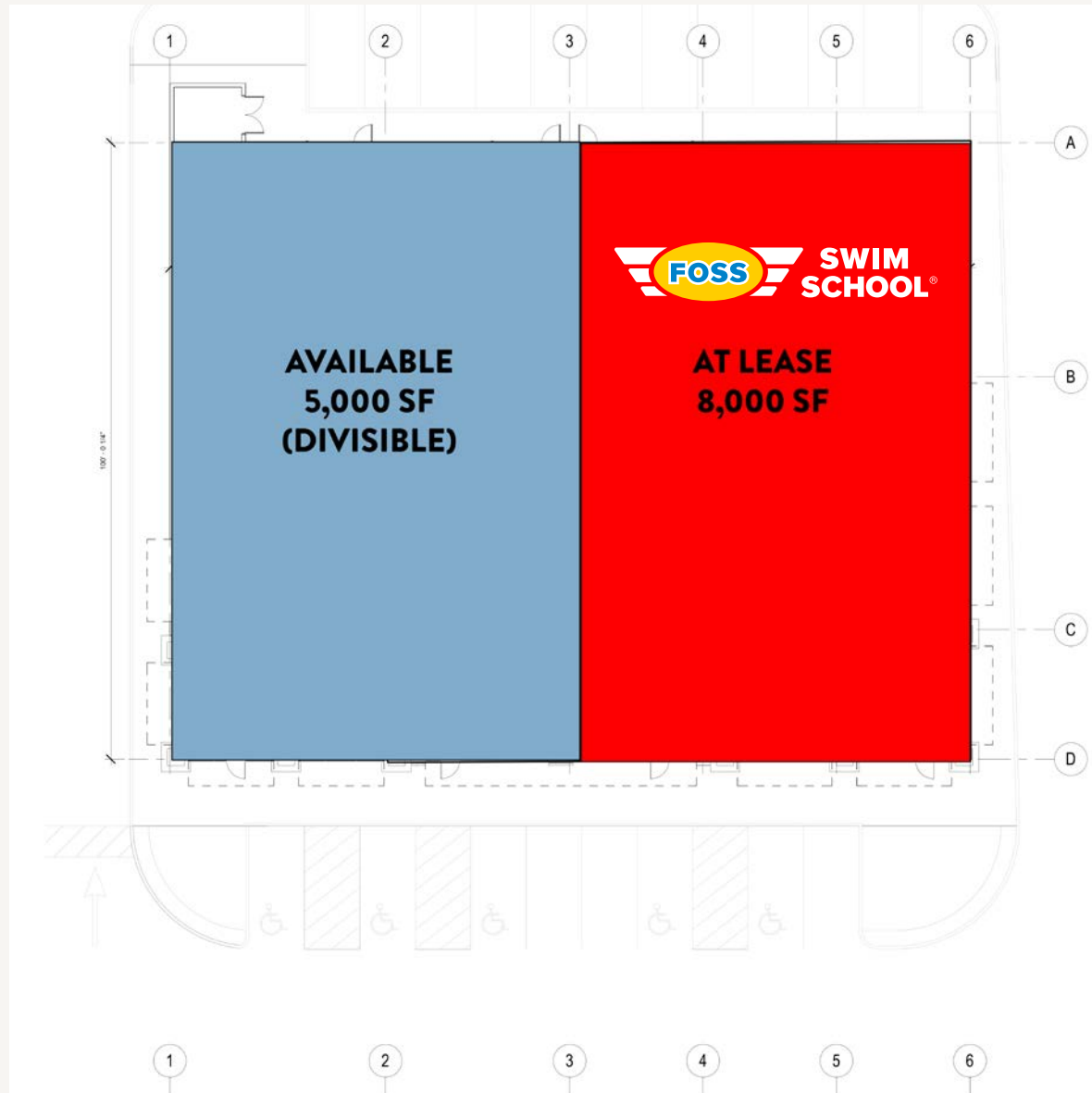
Site Plan

SWC SH 121 & Coit Rd
Plano, TX 75024



Lot 8

SWC SH 121 & Coit Rd
Plano, TX 75024



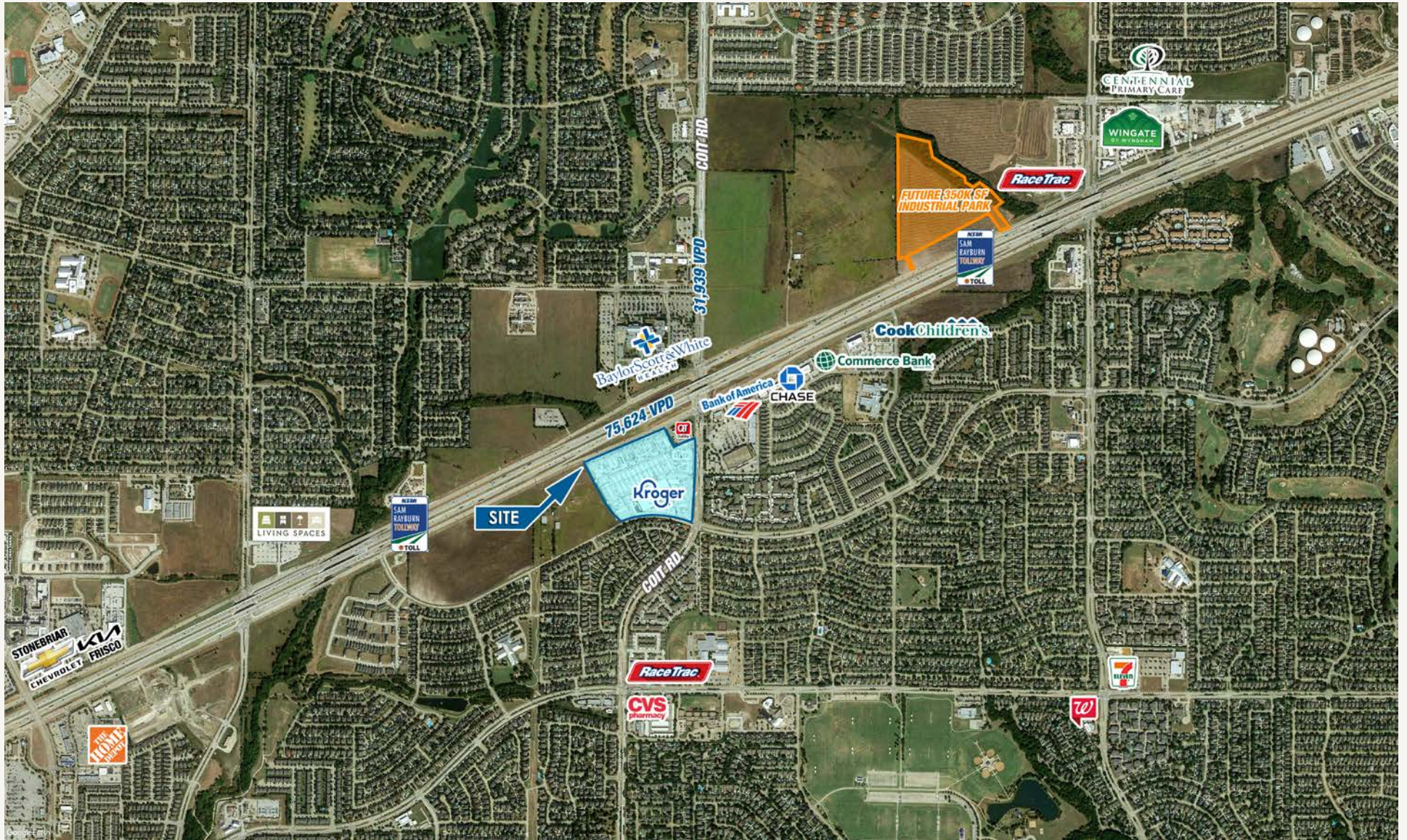
Drone

SWC SH 121 & Coit Rd
Plano, TX 75024



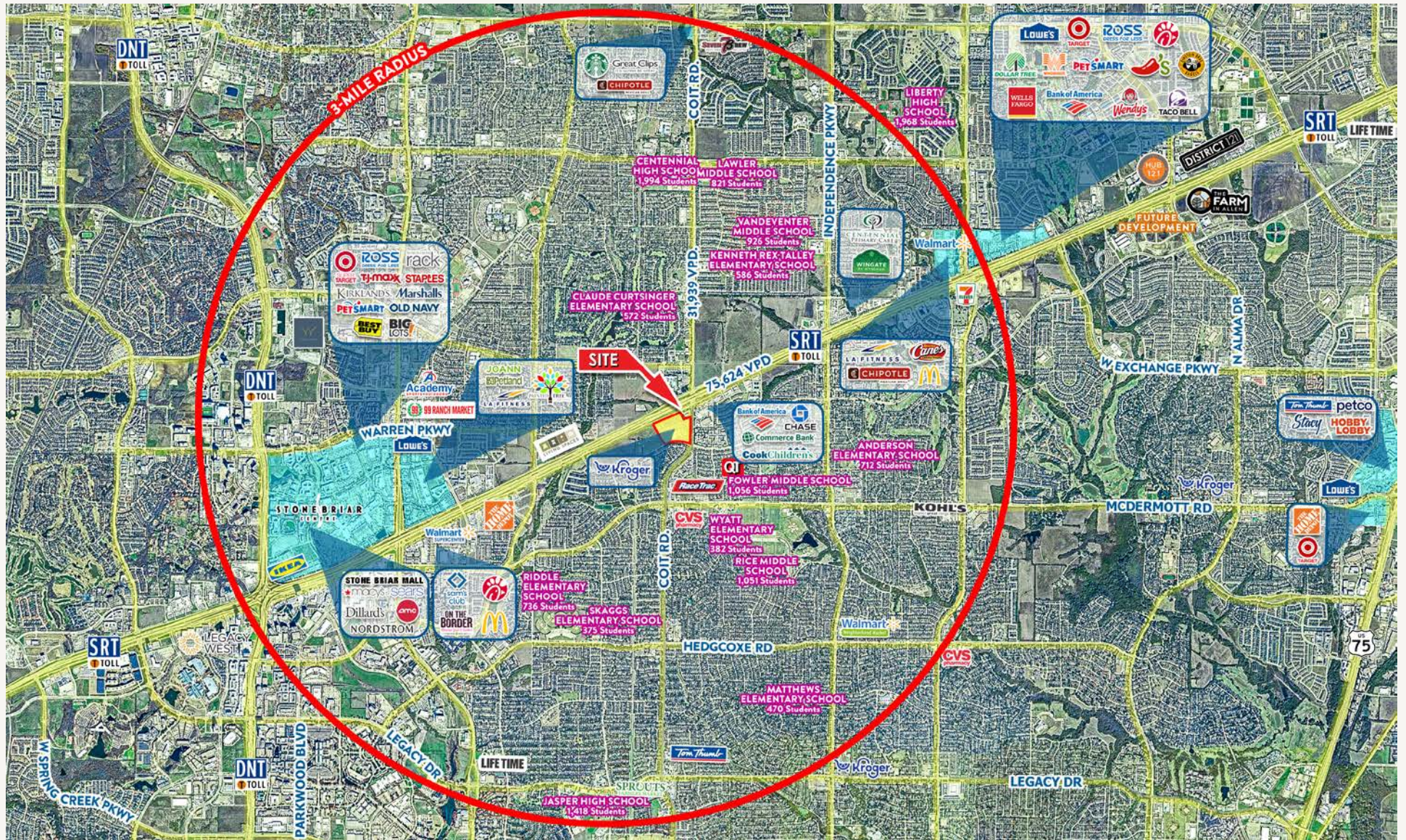
Close Aerial

SWC SH 121 & Coit Rd
Plano, TX 75024



Far Aerial

SWC SH 121 & Coit Rd
Plano, TX 75024



SWC SH 121&
Coit Rd
Plano, TX 75024



Amy Pjetrovic
Principal

apjetrovic@venturedfw.com

Natalia Singer
Senior Vice President

nsinger@venturedfw.com

Mia Ureña
Transaction Manager

murena@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

