



SEC SH 121 & COIT RD

For lease:
Plano, TX 75025

VENTURE



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Metrics

SEC SH 121 & Coit Rd
Plano, TX 75025

Location

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Available Spaces

Shop Space Pre-Leasing
Building A
10,270 SF (Divisible)

Building B
5,001 SF (Divisible)

Traffic Counts

SH 121
75,624 VPD

Coit Rd
26,020 VPD



Area Attractions



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Property Highlights

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1. New Kroger Marketplace open across the street on SWC
2. Average household incomes over \$194,000 in 3 mile radius
3. Strong daytime population
4. Over 100,000 vehicles per day at the intersection
5. State Hwy 121 has been expanded into a six-lane freeway with an additional six lanes of parkway from Hwy 75 to Interstate 35
6. Full service hospital, Baylor Scott & White Medical Center, located at the intersection

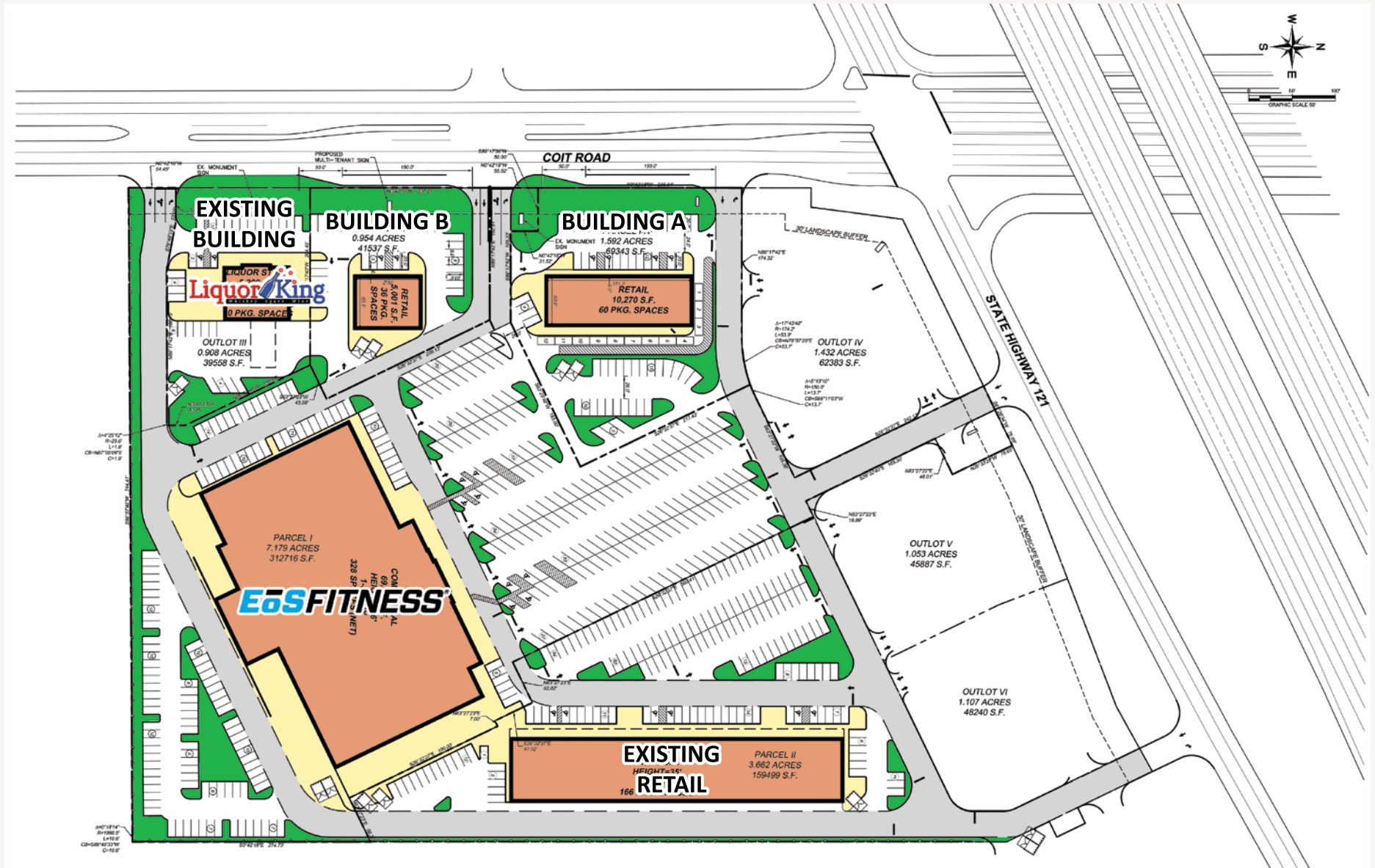


2025 Demographic Summary

	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

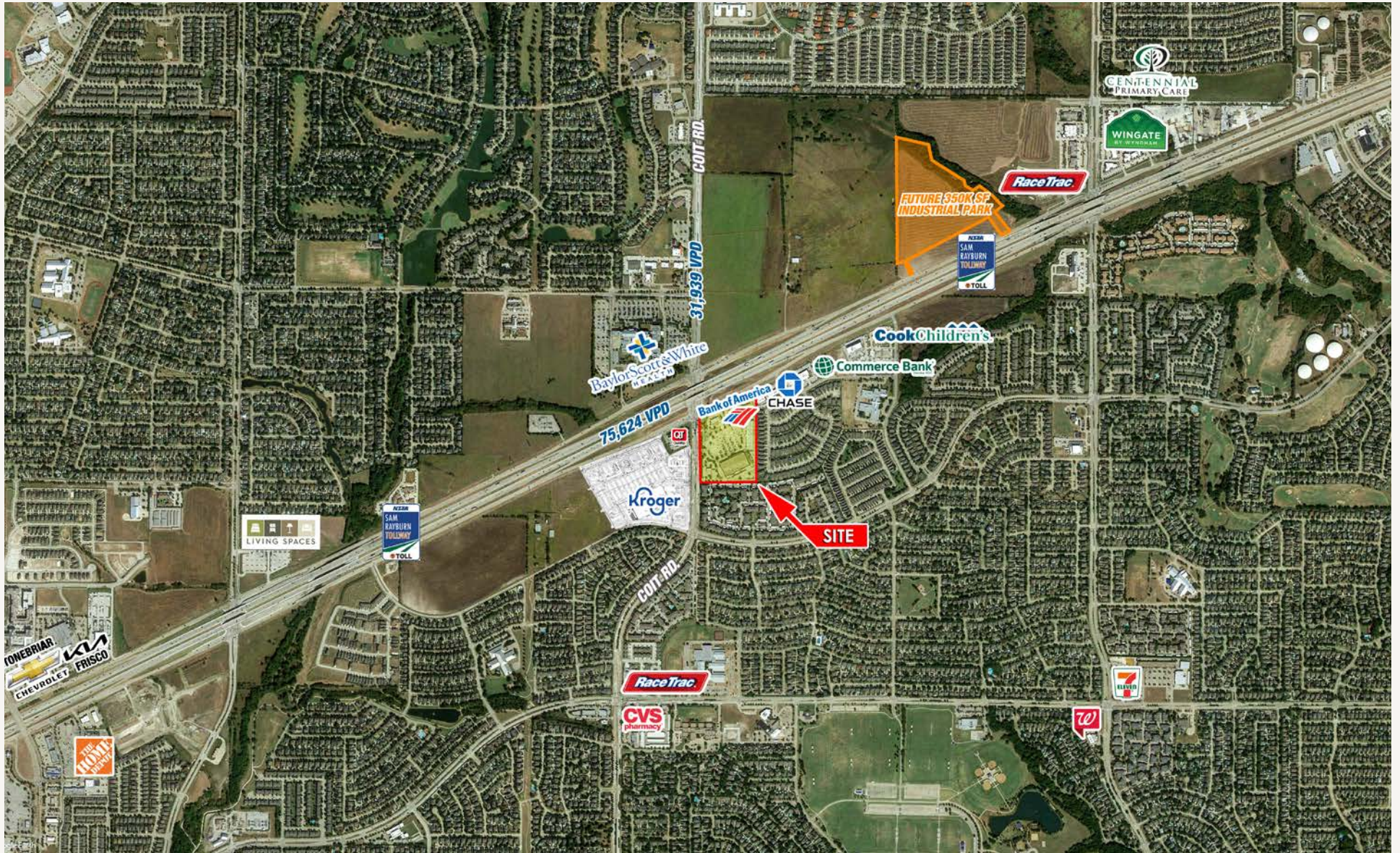
Site Plan

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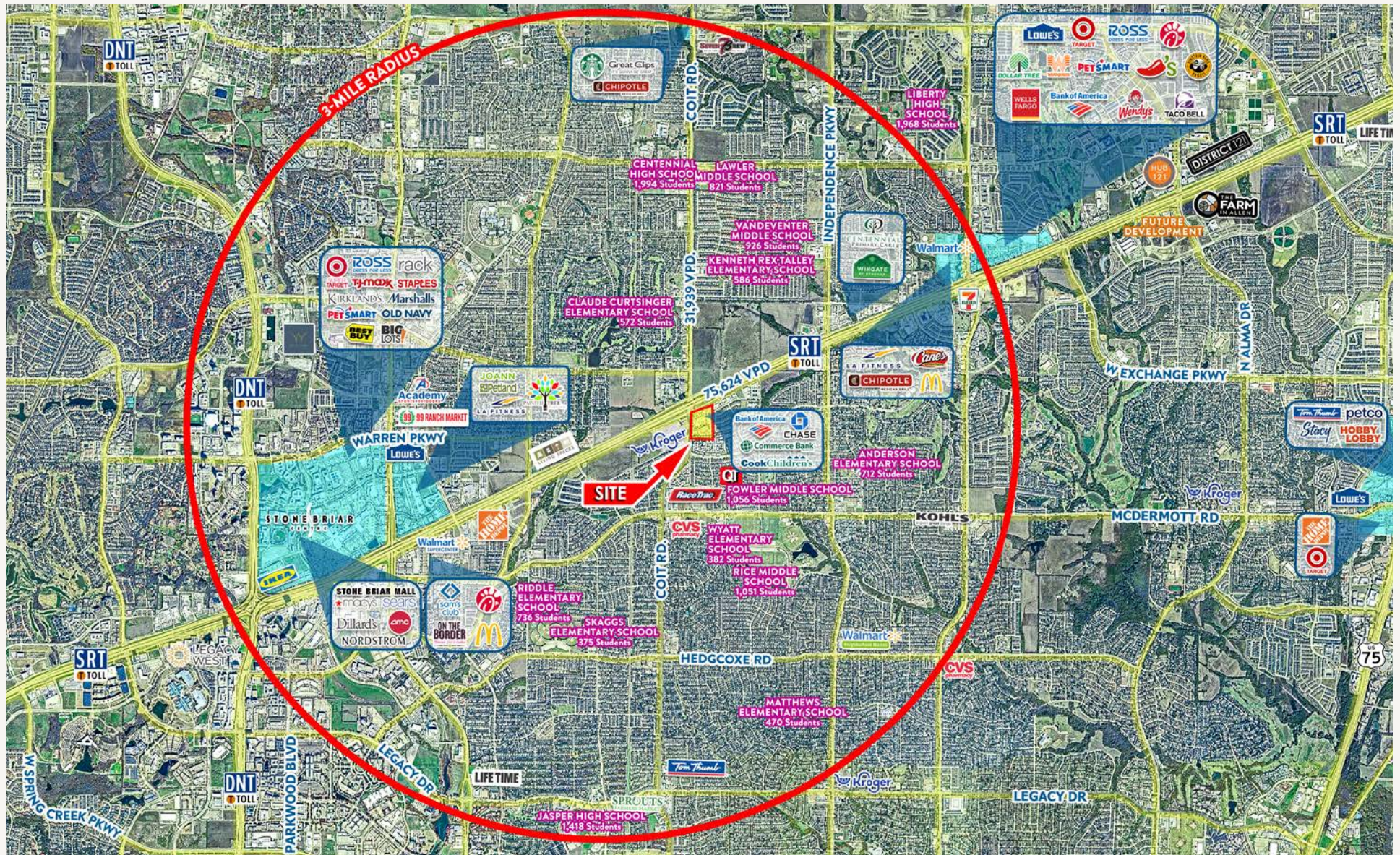
Close Aerial

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Far Aerial

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Drone

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Photos

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