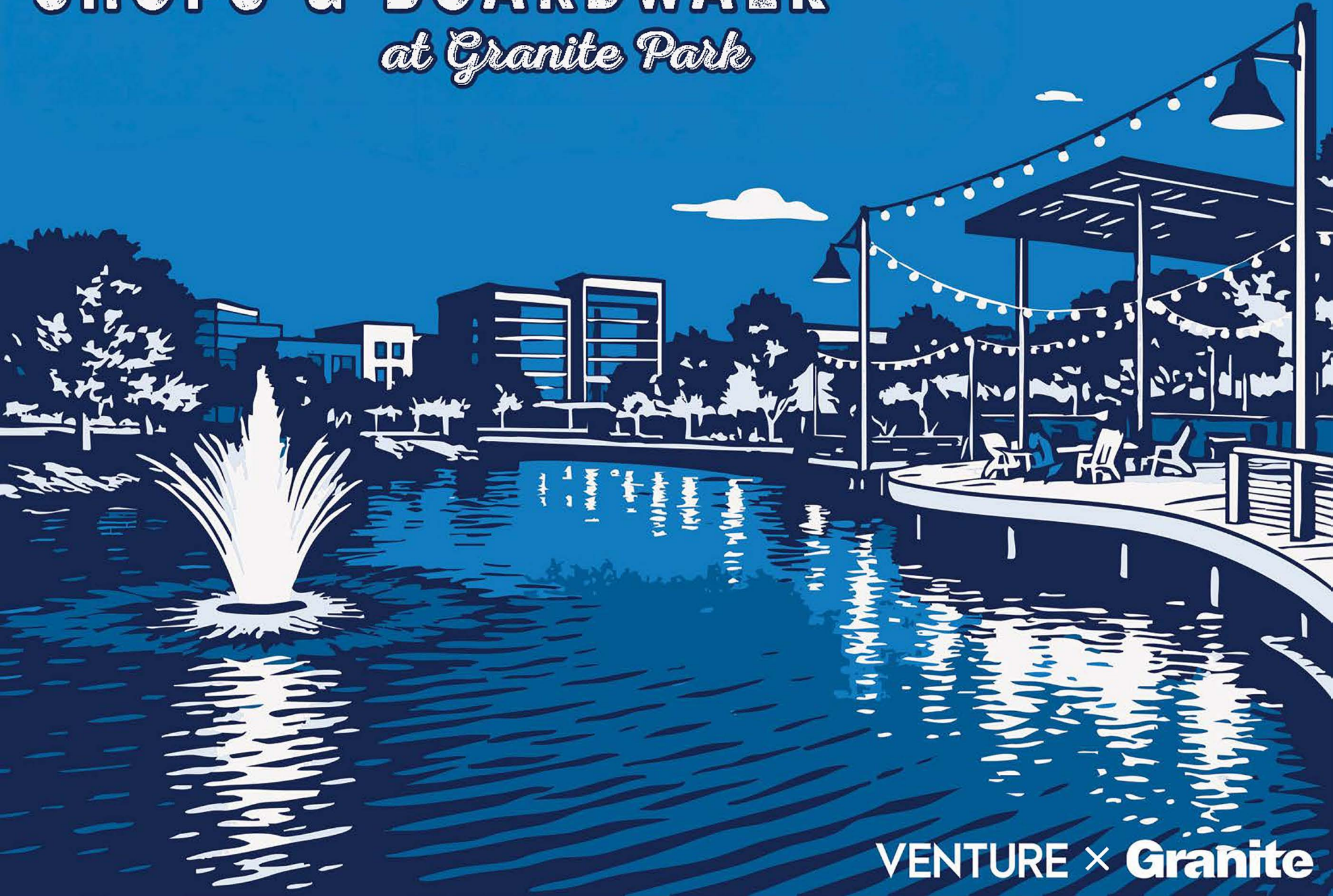


The
SHOPS & BOARDWALK
at Granite Park



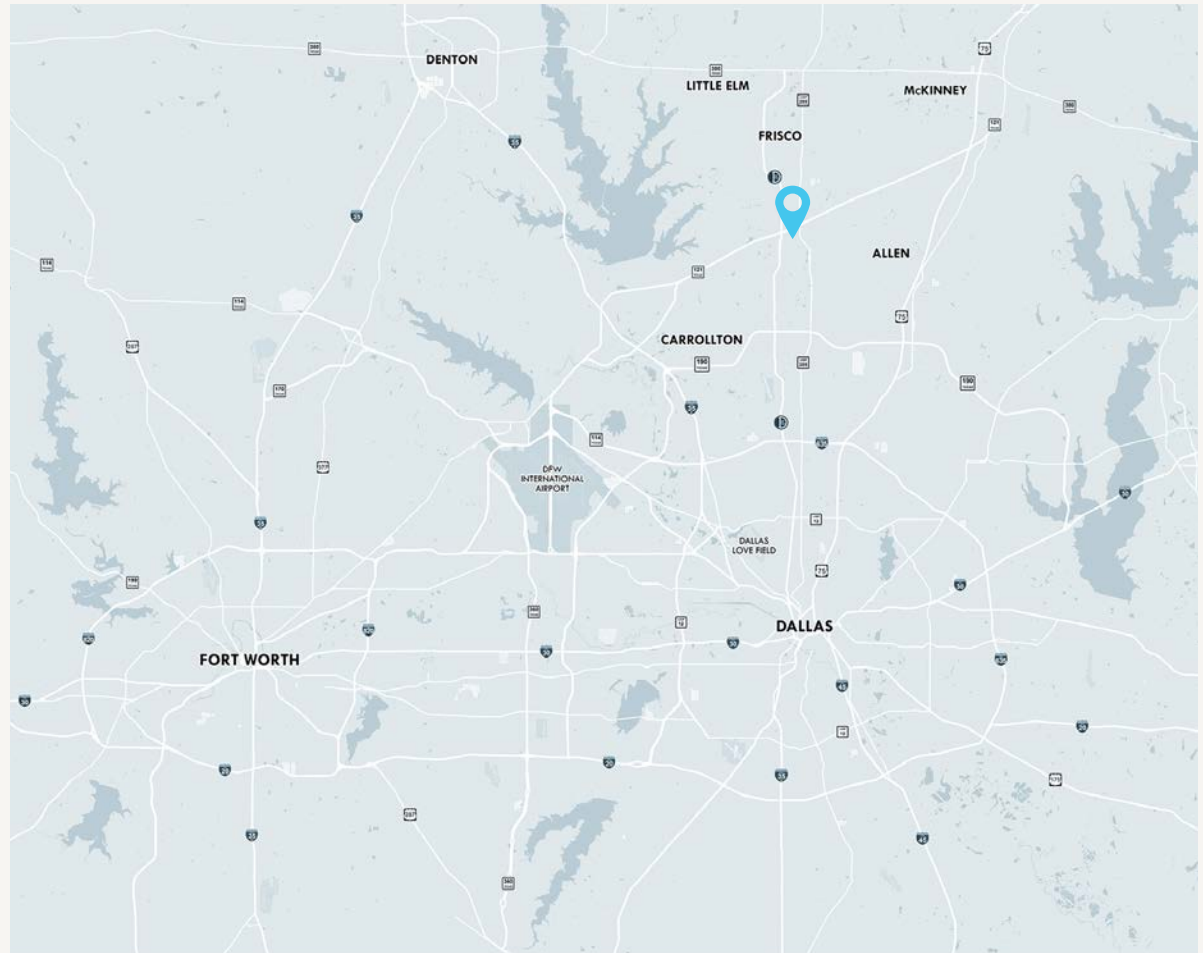
VENTURE × Granite

Metrics

5601 Granite Pkwy
Plano, TX 75024

Location

5601 Granite Pkwy
Plano, TX 75024



Available Spaces

GP 3 - Suite 175
7,089 SF

GP 3 - Suite 140
2,377 SF

GP 6 - Suite 125
1,791 SF

Traffic Counts

SH 121
97,223 VPD

DNT
170,543 VPD

Area Attractions



VENTURE

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Property Highlights

5601 Granite Pkwy
Plano, TX 75024

1. Situated within the prestigious Granite Park mixed-use development
2. Strategic visibility and access at the intersection of Dallas North Tollway & Sam Rayburn Tollway (SH-121)
3. Minutes from Legacy West, The Shops at Legacy, and Frisco's \$5 Billion Mile
4. Anchored by over 1 million square feet of Class-A office space within Granite Park



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,837	115,555	336,815
EST. DAYTIME POPULATION	27,025	103,017	189,523
EST. AVG. HH INCOME	\$135,895	\$176,039	\$184,945

Overall Site Plan

5601 Granite Pkwy
Plano, TX 75024



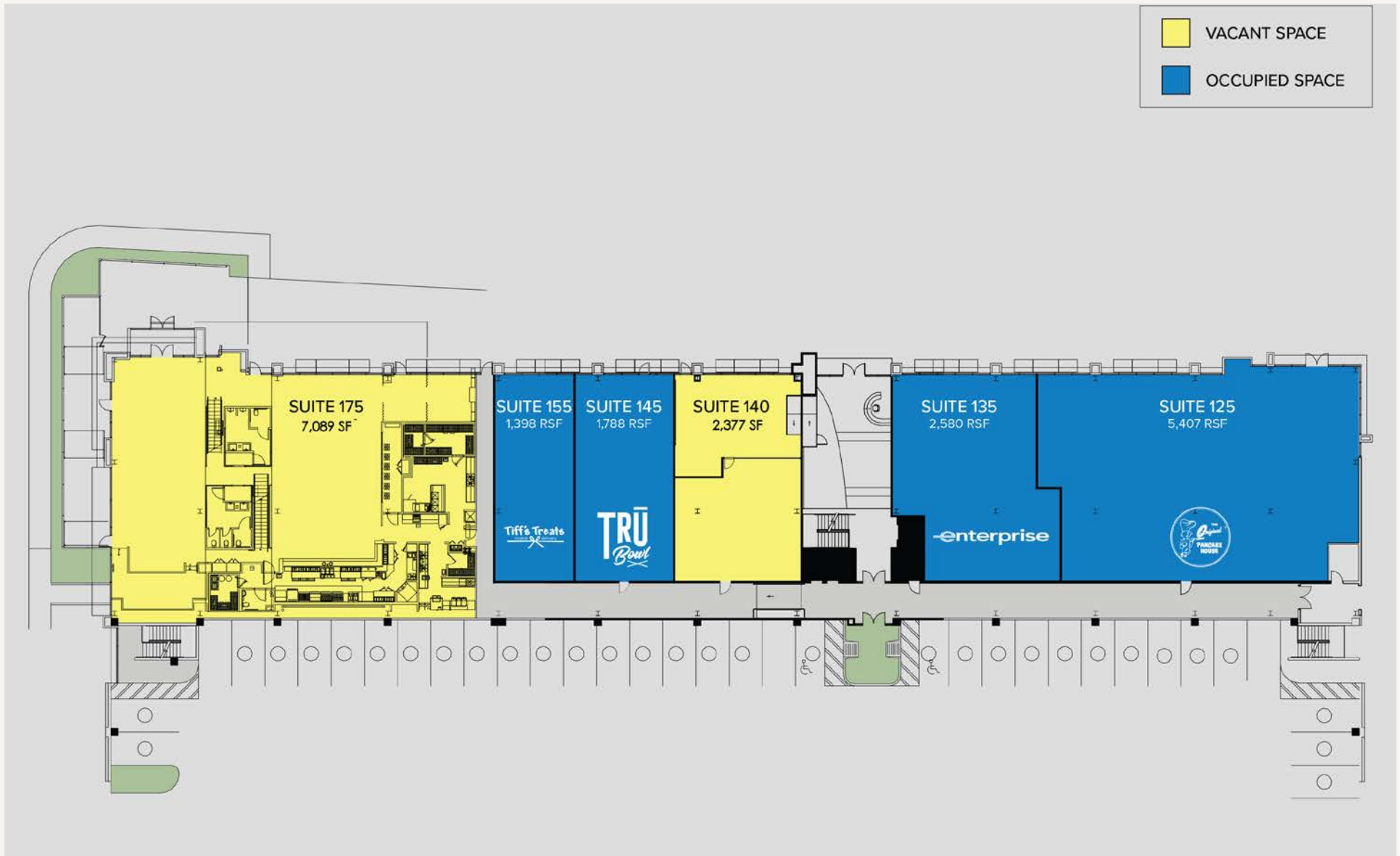
The Boardwalk Site Plan

5601 Granite Pkwy
Plano, TX 75024



Granite Park 3 Site Plan

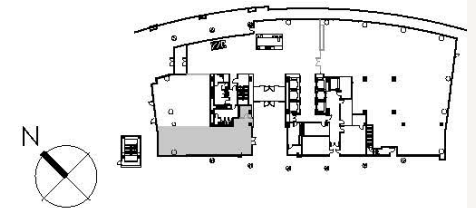
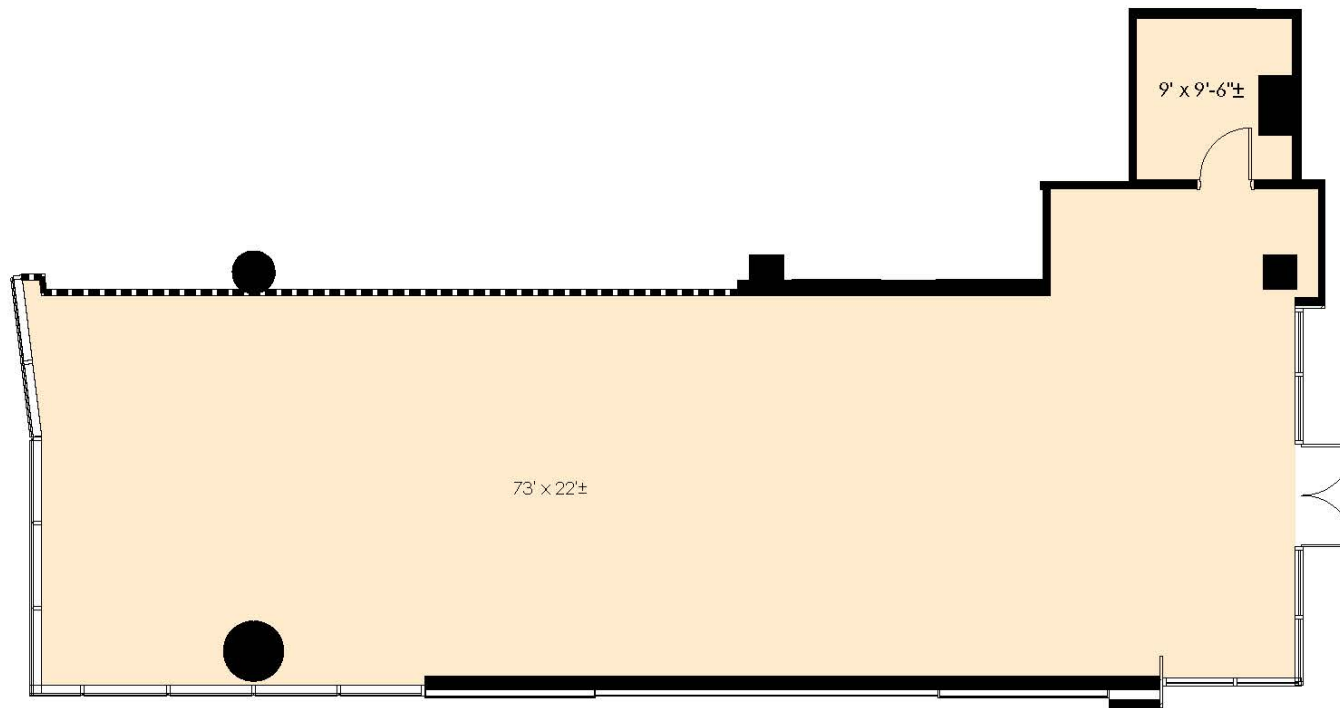
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Granite Park 6 Site Plan

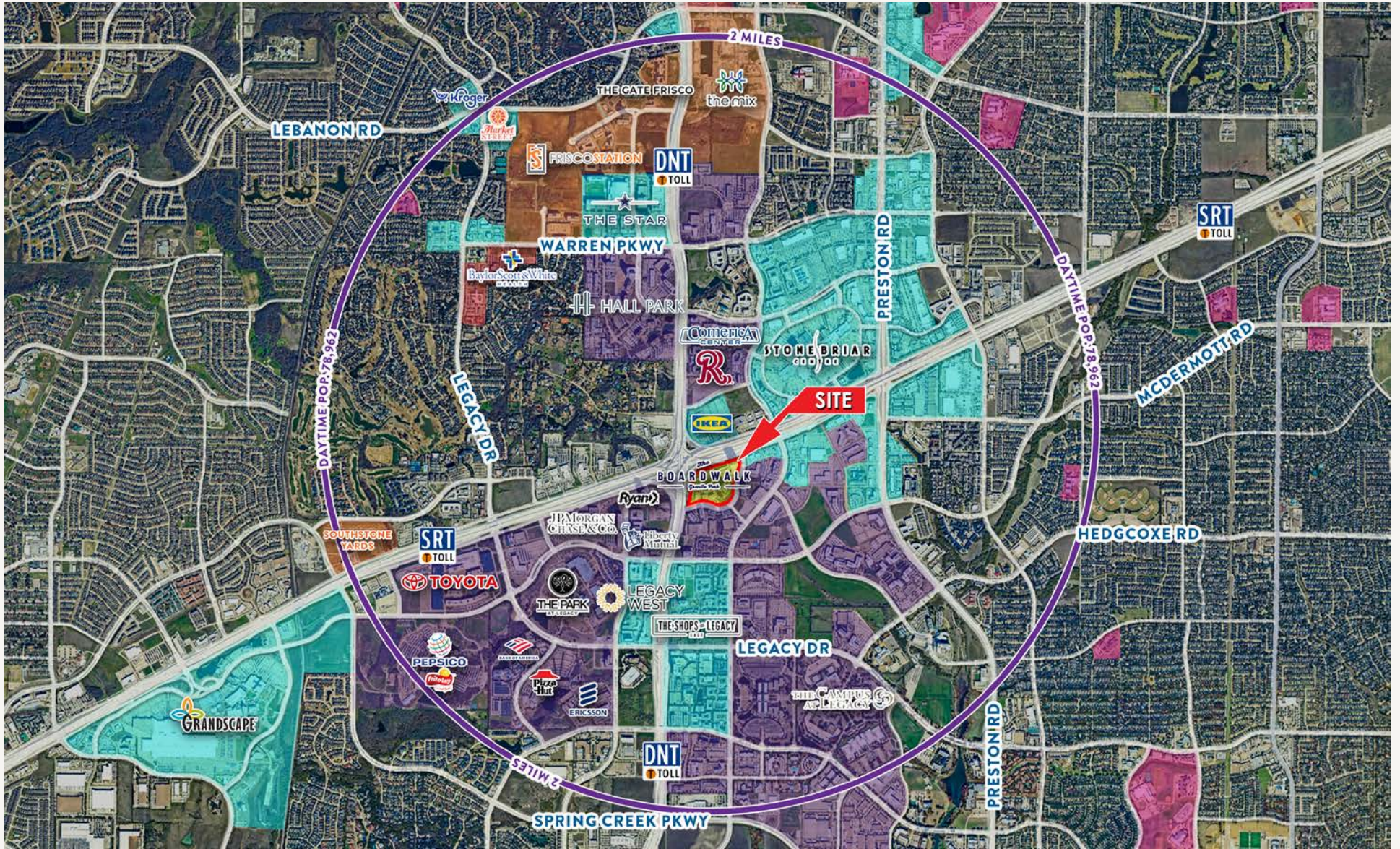
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SUITE 125



Aerial

5601 Granite Pkwy
Plano, TX 75024



Photos

5601 Granite Pkwy
Plano, TX 75024



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