



COLLIN CREEK VILLAGE

For lease:
NWC US 75 &
Plano Pkwy
Plano, TX 75075

VENTURE

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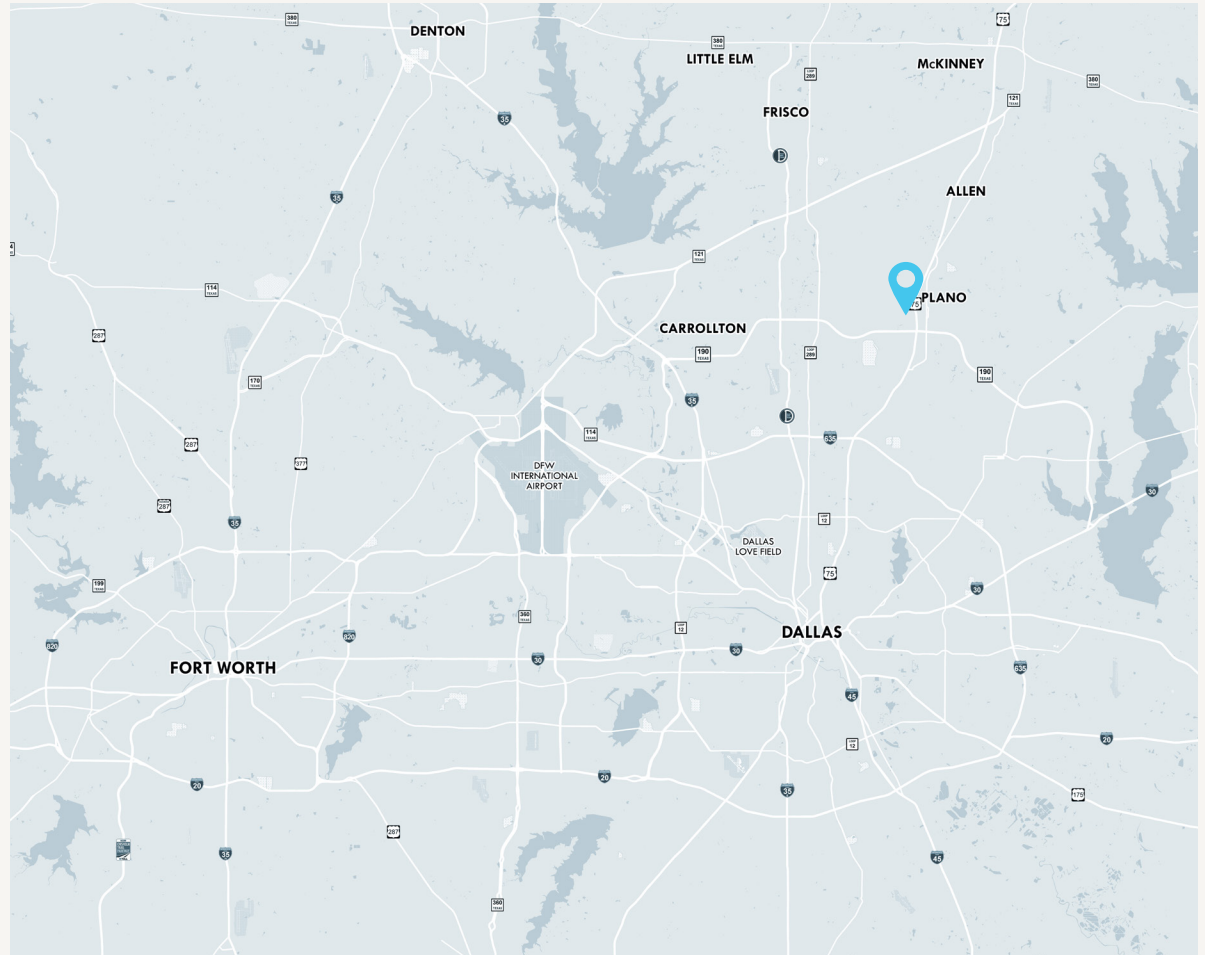
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Metrics

NWC US 75 & Plano Pkwy
Plano, TX 75075

Location

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Available Spaces

721 Suite 414 5,091 SF (Coming Soon)	721 Suite 436 5,086 SF	721 Suite 420 1,911 SF
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721 Suite 418 1,012 SF	721 Suite 426 3,972 SF	901 Suite 400 2,640 SF
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909 Suite 50
6,913 SF

Traffic Counts

US 75 263,190 VPD	PGBT 178,049 VPD
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Area Attractions



Property Highlights

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1. Shopping Center is adjacent to a \$1 Billion Redevelopment including retail, restaurant, residential and park space
2. 263,190 VPD along Central Expy/75
3. Join Marshalls, Total Wine, and Office Depot

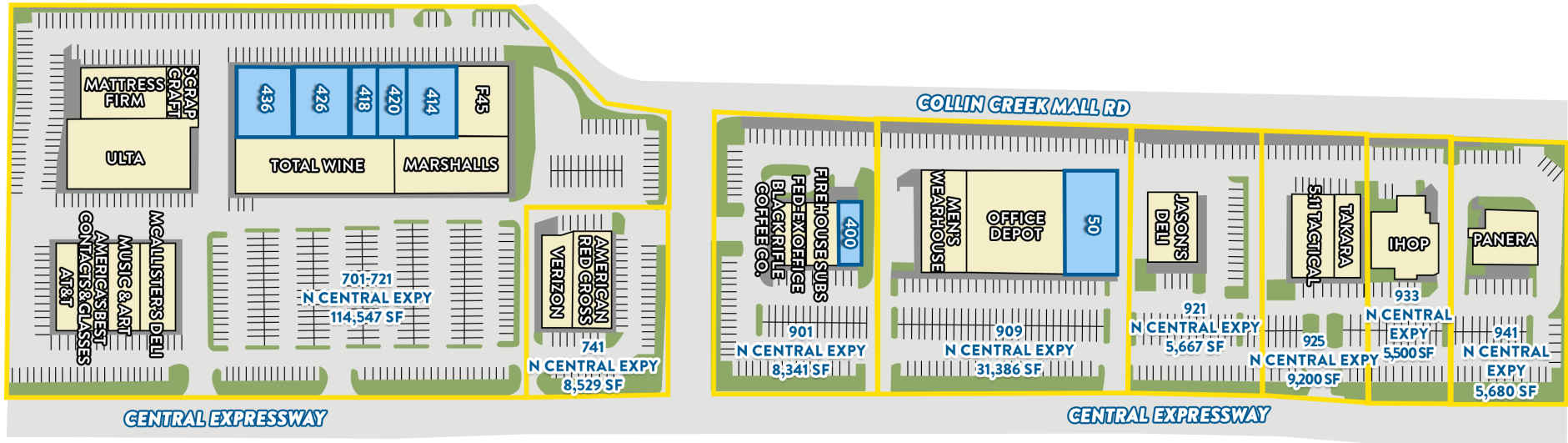


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,253	119,030	329,492
EST. DAYTIME POPULATION	12,598	91,025	187,752
EST. AVG. HH INCOME	\$126,087	\$129,998	\$141,355

Site Plan

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Address-701 North Central Expy

Suite	Tenant	SF
400	AT&T	4,309
300	America's Best Eyewear	3,570
200	Music & Arts	3,231
100	McAlister's Deli	4,366
TOTAL		15,466

Address -721 North Central Expy

Suite	Tenant	SF
318	Mattress Firm	7,410
310	Scrap Craft	1,440
300	Ulta	11,790
436	VACANT	5,086
426	VACANT	3,972
418	VACANT	1,012
420	VACANT	1,911
414	COMING AVAILABLE SOON	5,091
404	F45	3,721
200	Total Wine	30,393
100	Marshall's	27,211
TOTAL		99,071

Address- 741 North Central Expy

Suite	Tenant	SF
200	Verizon	4,146
100	American Red Cross	4,383
TOTAL		8,529

Address-901 North Central Expy

Suite	Tenant	SF
100	Black Rifle Coffee Co	2,218
200	FedEx Office	2,216
300	Firehouse Subs	1,251
400	VACANT	2,640
TOTAL		8,341

Address-909 North Central Expy

Suite	Tenant	SF
200	Men's Wearhouse	5,229
100	Office Depot	19,177
50	VACANT	6,913
TOTAL		31,389

Address-921 North Central Expy

Suite	Tenant	SF
100	Jason's Deli	5,667
TOTAL		5,667

Address-925 North Central Expy

Suite	Tenant	SF
100	5.11 Tactical	5,000
200	Takara Noodle & Dumpling House	4,200
		9,200

Address-933 North Central Expy

Suite	Tenant	SF
N/A	Ihop	5,500

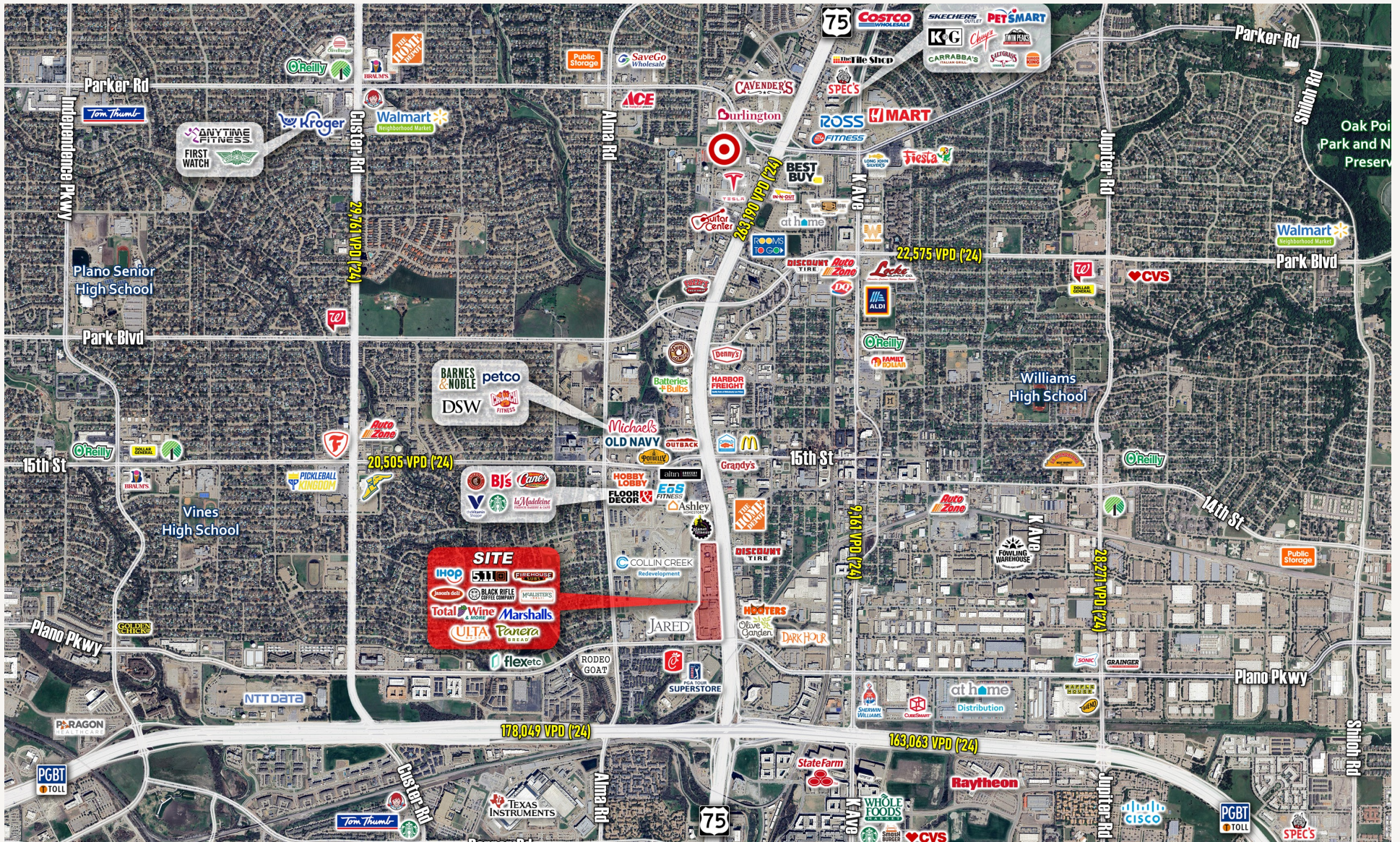
Address-941 North Central Expy

Suite	Tenant	SF
N/A	Panera	5,680

OVERALL TOTAL 188,850

Aerial

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Photos

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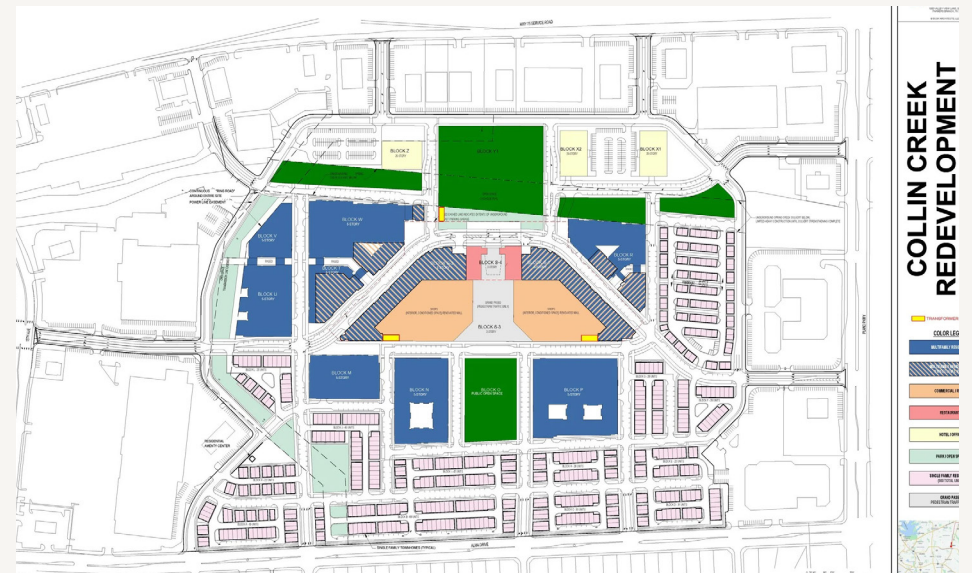
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Collin Creek Redevelopment

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