



CROSSROADS SHOPPING CTR

For lease:
3033 W Parker Rd
Plano, TX
75023

VENTURE

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

HANNAH BOSWELL
HBOSWELL@VENTUREDFW.COM

Metrics

3033 W Parker Rd
Plano, TX 75023

Location

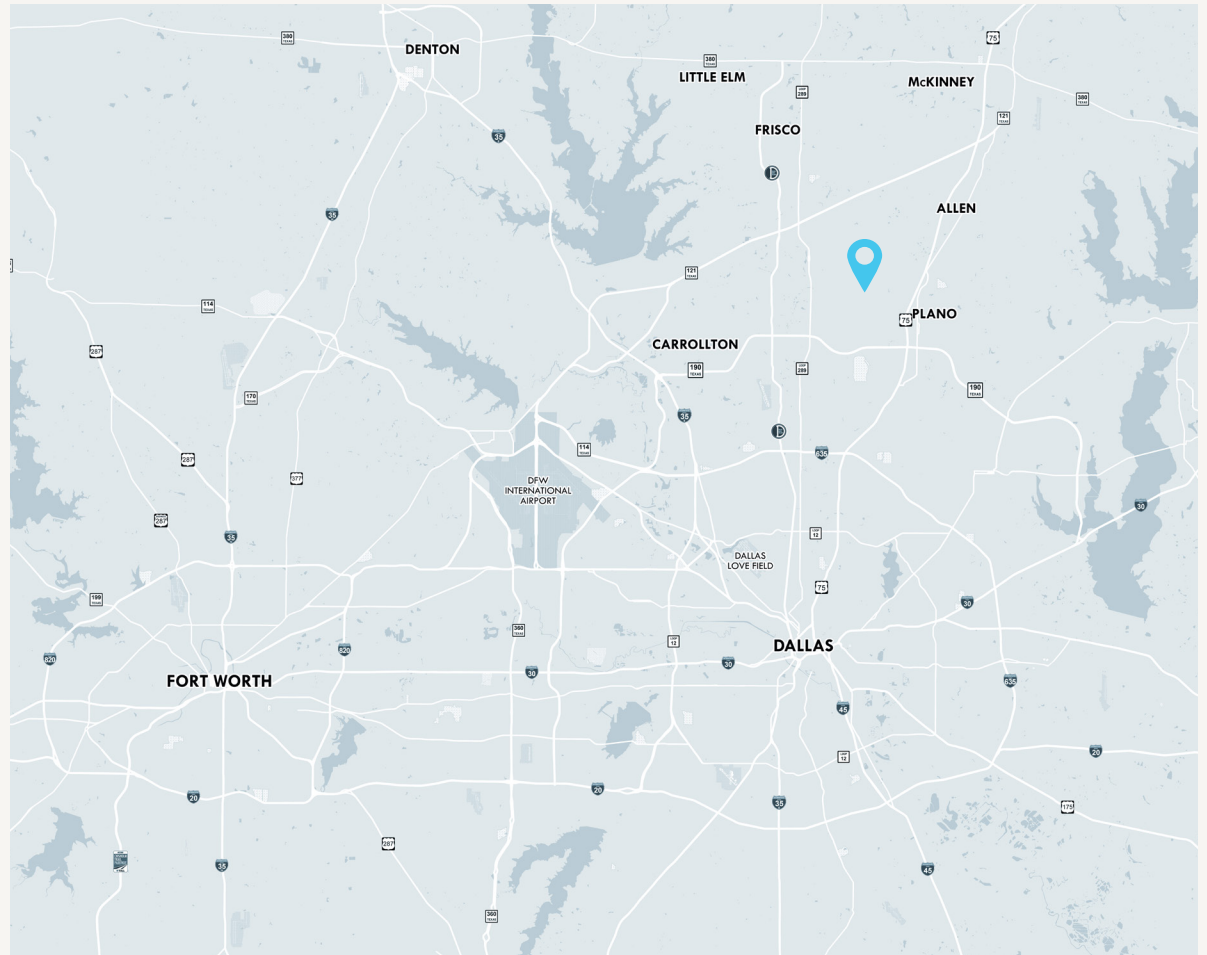
3033 W Parker Rd
Plano, TX 75023

Available Spaces

Suite 202
3,122 SF

Suite 201 (TENANT OPERATING - DO NOT
DISTURB)
2,783 SF

Suite 212
1,200 SF



Traffic Counts

Parker Rd
27,141 VPD

Independence Pkwy
20,562 VPD

Area Attractions



Property Highlights

3033 W Parker Rd
Plano, TX 75023

1. Premier neighborhood center situated at the NEC of Parker and Independence intersection
2. Shadow-anchored by Tom Thumb

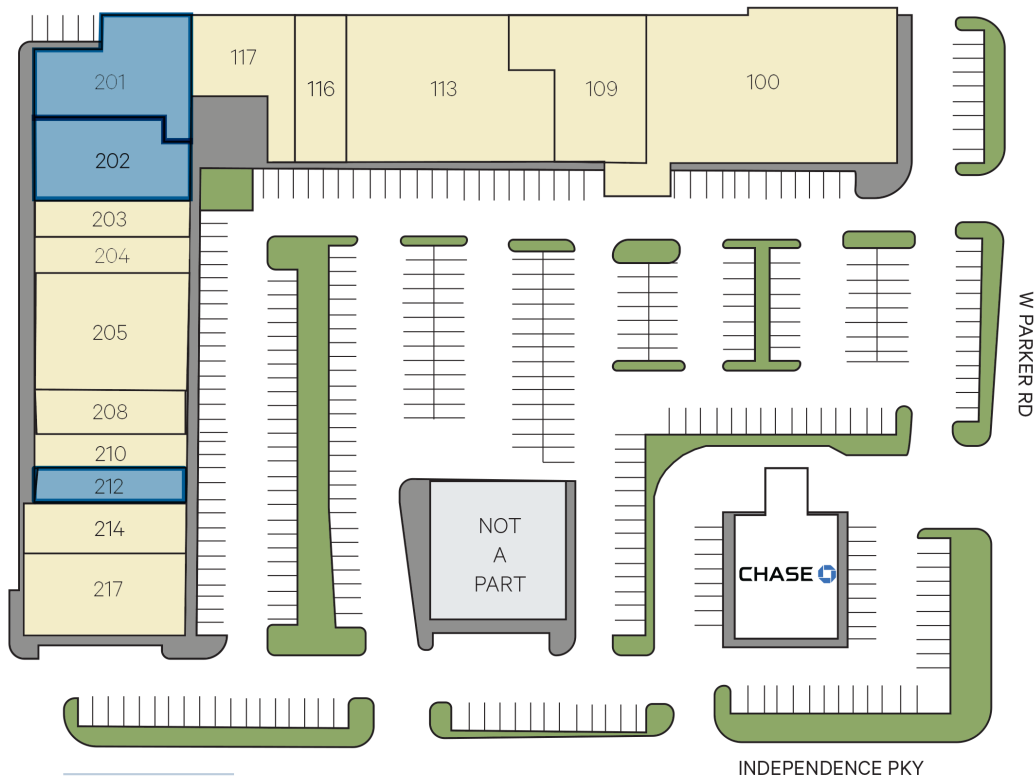


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,763	137,521	372,350
EST. DAYTIME POPULATION	3,773	61,000	212,626
EST. AVG. HH INCOME	\$164,566	\$157,894	\$158,756

Site Plan

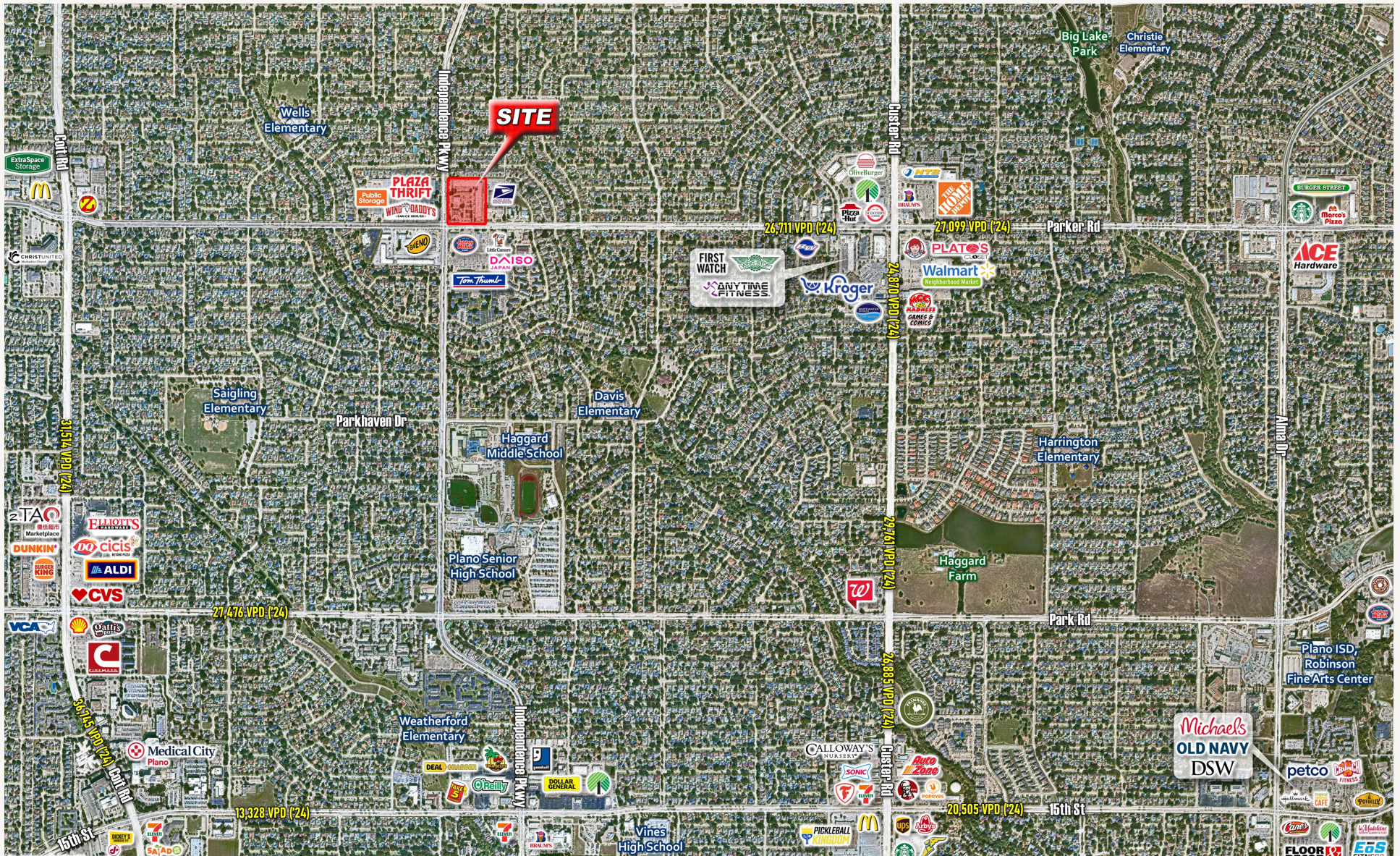
3033 W Parker Rd
Plano, TX 75023



SUITE	TENANT	SQUARE FEET
100	TEXAS STAR PHARMACY	13,158
109	TAILGATER'S	5,322
113	CROSSROADS SALON SUITES	8,780
116	PANTERA CROSSFIT	3,312
117	DECOBUY FURNITURE	4,466
201	AVAILABLE *TENANT OPERATING - DO NOT DISTURB	2,783
202	AVAILABLE	3,122
203	FRENCH RECIPE	1,559
204	GENESIS CHILDREN'S THEATRE	2,450
205	I.T.S. BEAUTY ACADEMY	5,588
208	J&Y MASSAGE	1,620
210	THE FADE SHOP	1,200
212	AVAILABLE	1,200
214	EAST WALL CHINESE CUISINE	3,382
217	PERYAM & KROLL	5,131

Aerial

3033 W Parker Rd
Plano, TX 75023



Photos

3033 W Parker Rd
Plano, TX 75023



3033 W
Parker Rd
Plano, TX 75023

Amanda T. Welles
Partner
awelles@venturedfw.com

Hannah Boswell
Associate
hboswell@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.

HANNAH BOSWELL
hboswell@venturedfw.com

