



## SIZE

26,600 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,984	86,770	212,004
<b>Households</b>		
3,466	27,344	70,636
<b>Median HH Income (\$)</b>		
137,519	123,722	112,846

## MAJOR TENANT(S)

24 Hour Fitness  
Sprouts Farmers Market  
Michaels



## LOCATION

299 E Farm to Market Road 544 | Murphy, TX 75094

## PROPERTY HIGHLIGHTS

- Located in Murphy, a suburb 24 miles north of Dallas, with a population exceeding 86,700 in a three-mile radius
- Additional national and regional tenants include Chipotle, Chick-Fil-A, Einstein Bros Bagels, Dunkin Donuts, America's Best and Massage Envy
- The center is situated on FM 544 and Murphy Road, with over 61,800 vehicles per day
- Two percent growth rate per year
- Development Opportunity

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)








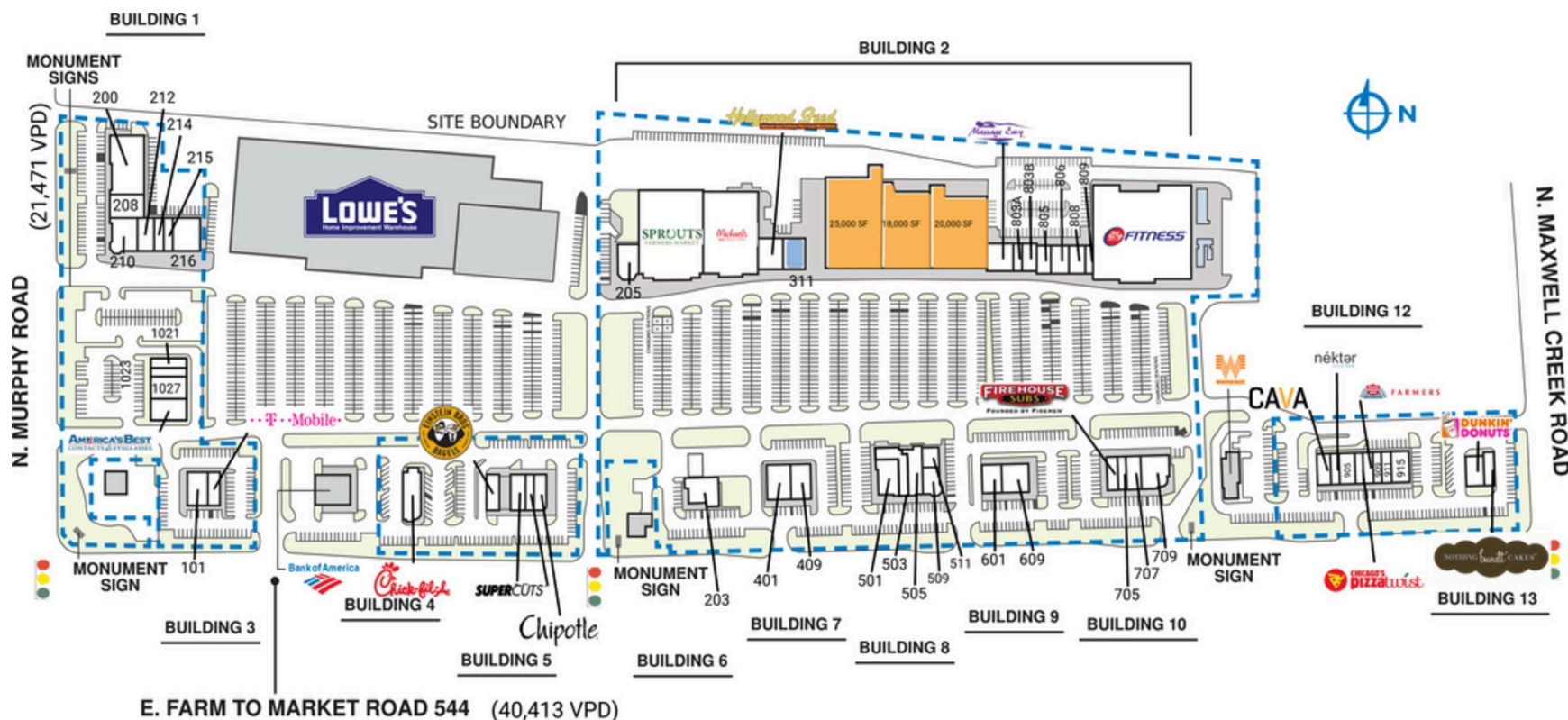
# MURPHY MARKETPLACE

299 E Farm to Market Road 544 | Murphy, TX 75094

SPACE	TENANT	SQ. FT.	203	Hawaiian Bros.	4,030 SF	311	COMING AVAILABLE	2,764 SF	707	MyEyeDr	2,100 SF	907	Chicago's Pizza Twist	1,461 SF
101	Cristina's Fine Mexican Restaurant	3,500 SF	205	En Fuego Tobacco Shop	2,119 SF	401	Sinai Urgent Care	4,188 SF	709	Scrambler Cafe	3,000 SF	908	Farmers Insurance	1,345 SF
102	Dunkin'	2,120 SF	207	Sprouts Farmers Market	26,234 SF	409	Palm Beach Tan	3,211 SF	801	Massage Envy	3,000 SF	909	CBD American Shaman	1,090 SF
103	Nothing Bundt Cakes	1,833 SF	208	Karate for Kids	3,386 SF	501	Monarch Dental	3,200 SF	803A	iBrowsers	1,206 SF	911	Total Men's Primary Care	1,500 SF
105	T-Mobile	2,000 SF	209	Michaels	21,656 SF	503	The Backyard	3,289 SF	803B	European Wax Center	1,895 SF	915	Dental One	2,600 SF
117	Chick-fil-A	4,227 SF	210	Country Burger	4,152 SF	505	Azura Nail Spa	3,416 SF	805	Facelagic Spa	1,700 SF	1021	Sweetwaters Coffee & Tea	1,607 SF
123	Einstein Bros. Bagels	2,250 SF	212	Keller Williams	2,733 SF	509	Play Street Museum Murphy	2,500 SF	806	Restore Hyper Wellness + Cryotherapy	2,500 SF	1023	Local Creamery	1,200 SF
125	Pho's 544	2,331 SF	214	Keller Williams	1,832 SF	511	The Backyard	1,470 SF	808	Sticky Rice	2,327 SF	1027	Buff City Soap	2,790 SF
127	Supercuts	1,125 SF	215	Tune Up: The Manly Salon	1,486 SF	601	Fine Asian	1,791 SF	809	Classic Tailor	1,014 SF	1029	America's Best Contacts & Eyeglasses	3,038 SF
129	Chipotle Mexican Grill	2,000 SF	216	South Fork Caf	4,047 SF	609	Hana Hibachi & Sushi	4,689 SF	901	CAVA	2,015 SF	TOTAL SQ. FT.		26,600
200	The Kaiser Center for the Performing Arts	9,380 SF	229	24 Hour Fitness	43,801 SF	701	Firehouse Subs	1,804 SF	903	Nekter Juice Bar	1,000 SF			
			307	Hollywood Feed	4,637 SF	705	Results Physiotherapy	2,613 SF	905	La Flor Mexican Cocina	3,001 SF			

## SITE LEGEND

-  Available  
 Occupied  
 Leased (not occupied)  
 Owned by Others  
 Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

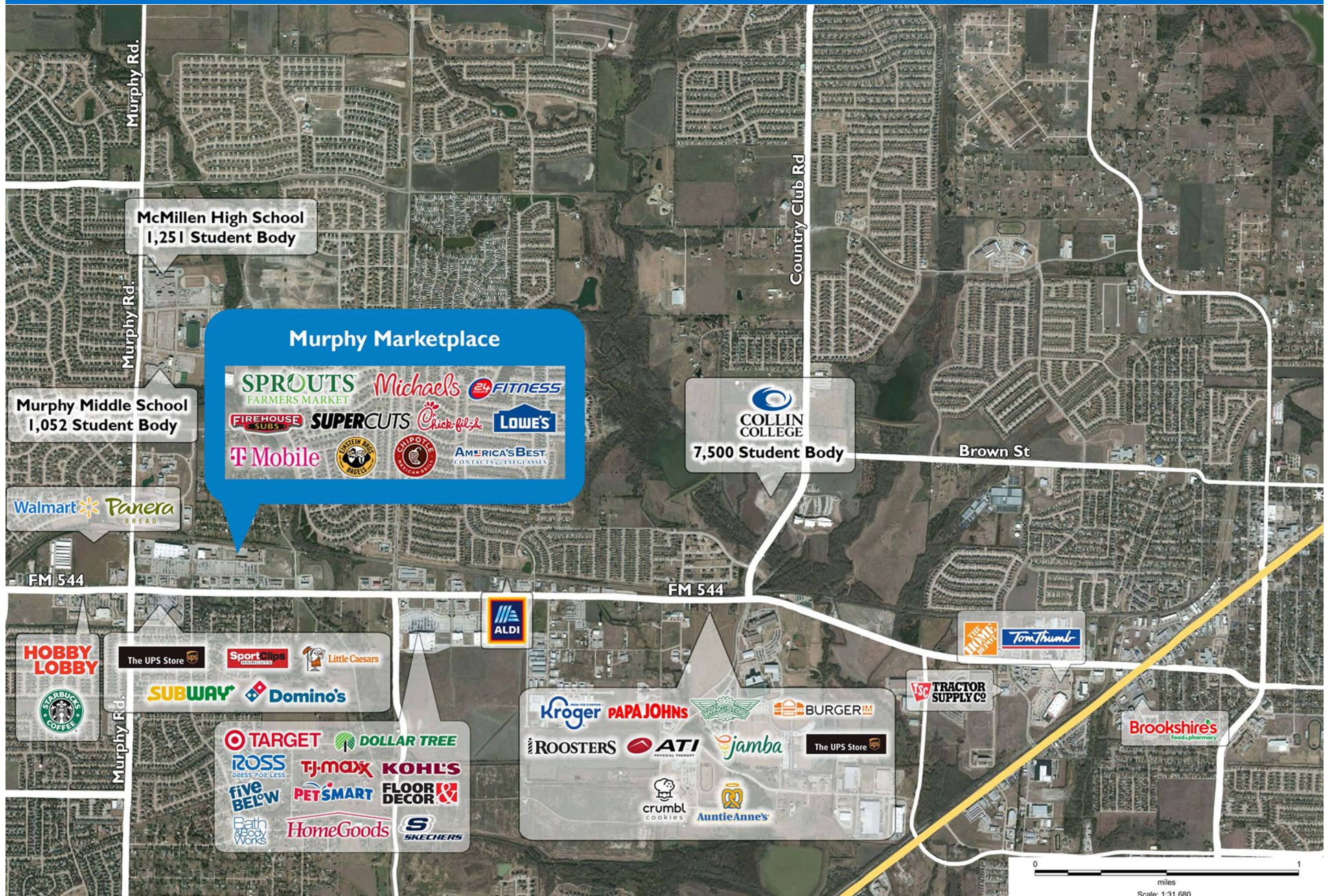


**PHILLIPS EDISON & COMPANY®**



# MURPHY MARKETPLACE

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.013292

Longitude: -96.607035

Murphy Marketplace Murphy, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,984	86,770	212,004
	2028 Projected Population	11,575	88,498	221,679
	2010 Census Population	9,692	67,210	158,125
	2000 Census Population	2,516	25,822	88,644
	1990 Census Population	1,038	11,941	56,674
	Historical Annual Growth 1990 to 2000	9.25%	8.02%	4.57%
	Historical Annual Growth 2000 to 2010	14.44%	10.04%	5.96%
	Estimated Annual Growth 2010 to 2023	1.56%	1.88%	2.16%
	Projected Annual Growth 2023 to 2028	-0.69%	0.40%	0.90%
	Median Age	39.0	39.1	38.4
Households	Q4 2023 Estimated Households	3,466	27,344	70,636
	2028 Projected Households	3,360	28,010	74,049
	2010 Census Households	2,768	21,042	52,096
	2000 Census Households	797	8,641	30,077
	1990 Census Households	332	3,957	18,932
	Historical Annual Growth 1990 to 2000	9.14%	8.12%	4.74%
	Historical Annual Growth 2000 to 2010	13.26%	9.31%	5.65%
	Estimated Annual Growth 2010 to 2023	1.65%	1.92%	2.24%
	Projected Annual Growth 2023 to 2028	-0.62%	0.48%	0.95%
	Population per Household	3.46	3.17	2.99
Population by Race	White	42.6%	47.8%	47.8%
	Black or African American	11.2%	11.2%	11.8%
	Asian & Pacific Islander	36.3%	24.3%	18.8%
	Other Races	3.0%	4.7%	4.7%
	Hispanic Population	6.9%	12.0%	16.8%
Income	Average Household Income	\$153,408	\$152,894	\$140,745
	Median Household Income	\$137,519	\$123,722	\$112,846
	Per Capita Income	\$44,371	\$48,223	\$46,981
Education (Age 25+)	Elementary	4.1%	2.6%	4.3%
	Some High School	2.1%	3.0%	3.6%
	High School Graduate	14.6%	15.4%	15.9%
	Some College	19.0%	18.0%	20.0%
	Associates Degree Only	7.4%	8.3%	8.4%
	Bachelors Degree Only	31.3%	31.4%	29.3%
	Graduate Degree	21.5%	21.4%	18.5%
Business	Number of Businesses	313	1,488	4,161
	Total Number of Employees	2,613	25,144	64,469
	Employees per Business	8.36	16.90	15.50
	Residential Population per Business	38.34	58.33	50.96

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.