



SIZE

166,978 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,906	124,559	352,067
Households		
5,349	55,926	155,564
Median HH Income (\$)		
103,100	94,878	91,092

MAJOR TENANT(S)

Market Street United
We Rock The Spectrum



LOCATION

1901-1941 Preston Road | Plano, TX 75093

PROPERTY HIGHLIGHTS

- Anchored by strong performing Market Street
- Located in Plano, a suburb 19 miles north of Dallas, with a population exceeding 124,500 in a three-mile radius and an average household income greater than \$139,500
- The center is situated at the high-traffic intersection of Preston Road and West Park Boulevard, which benefits from over 79,700 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



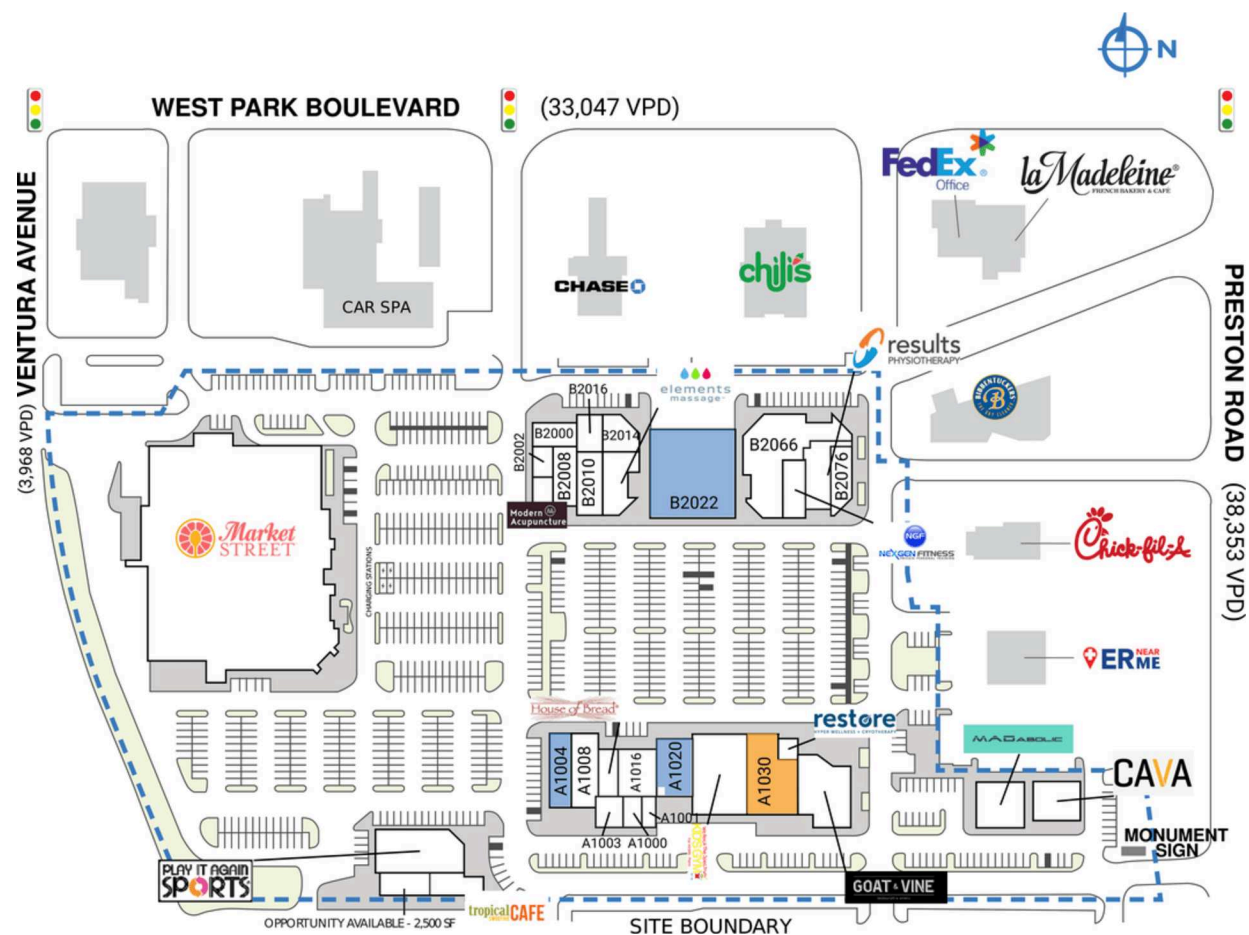
PLANO MARKET STREET

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SPACE	TENANT	SQ. FT.		
A1000	CPR Plano	800 SF	B2012	Elements Therapeutic Massage 2,175 SF
A1001	Kush Cigar	1,001 SF	B2014	Gaia Flow Yoga 2,946 SF
A1003	Supercuts	1,400 SF	B2016	Plano Taekwondo 2,158 SF
A1004	COMING AVAILABLE	3,200 SF	B2022	COMING AVAILABLE 12,572 SF
A1008	Indy Clover	3,126 SF	B2066	Mattison Avenue Salon Suites and Spa 8,495 SF
A1012	House of Bread	1,681 SF	B2070	NexGen Fitness 2,542 SF
A1016	Deluxe Nail Salon	2,942 SF	B2074	Results Physiotherapy 3,060 SF
A1020	COMING AVAILABLE	3,741 SF	B2076	Total Men's Primary Care 1,930 SF
A1022	We Rock The Spectrum	8,000 SF	C1929	Market Street United 69,971 SF
A1030	AVAILABLE	5,978 SF	D1000	Play It Again Sports 5,616 SF
A1035	Restore Hyper Wellness + Cryotherapy	1,583 SF	D1002	Tropical Smoothie Cafe 1,800 SF
A1040	Goat & Vine	4,939 SF	E1000	CAVA Mezze Grill 3,000 SF
B2000	Below 40 Poke House	1,964 SF	E1002	MADabolic 3,709 SF
B2002	JB Jewelers	1,350 SF		
B2004	Modern Acupuncture	1,394 SF		
B2008	100% Chiropractic	1,927 SF		
B2010	Plano Smile Center	1,978 SF		
			TOTAL SQ. FT.	166,978

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.

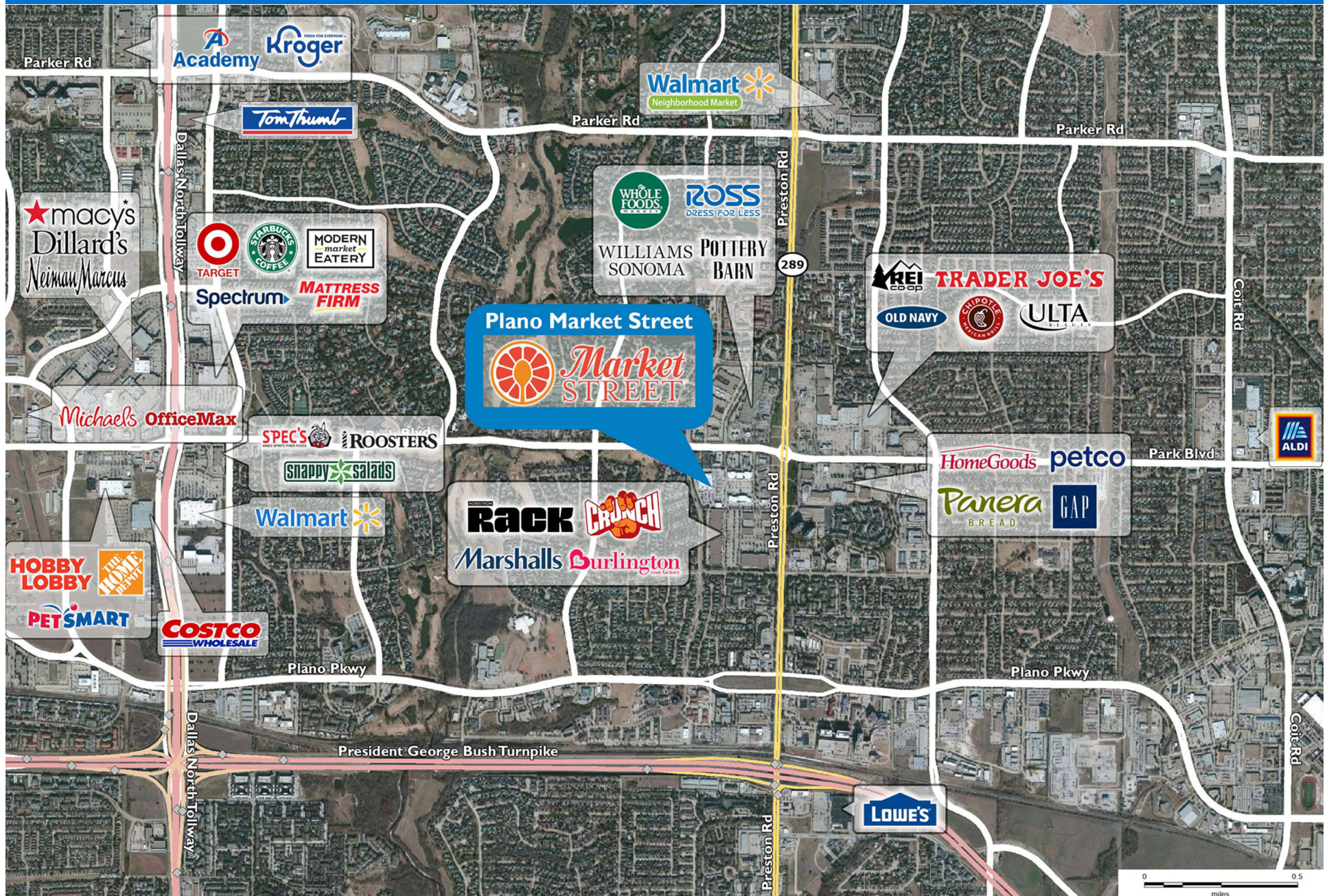
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Plano Market Street Plano, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,906	124,559	352,067
	2027 Projected Population	11,159	118,251	343,311
	2010 Census Population	11,173	113,696	312,274
	2000 Census Population	10,570	109,152	284,659
	1990 Census Population	6,219	57,914	185,425
	Historical Annual Growth 1990 to 2000	5.45%	6.54%	4.38%
	Historical Annual Growth 2000 to 2010	0.56%	0.41%	0.93%
	Estimated Annual Growth 2010 to 2022	0.50%	0.72%	0.95%
	Projected Annual Growth 2022 to 2027	-1.29%	-1.03%	-0.50%
	Median Age	41.4	40.8	40.0
Households	Q2 2022 Estimated Households	5,349	55,926	155,564
	2027 Projected Households	4,999	53,179	152,033
	2010 Census Households	5,073	50,922	137,891
	2000 Census Households	4,766	47,704	121,513
	1990 Census Households	2,534	24,860	76,783
	Historical Annual Growth 1990 to 2000	6.52%	6.73%	4.70%
	Historical Annual Growth 2000 to 2010	0.63%	0.65%	1.27%
	Estimated Annual Growth 2010 to 2022	0.42%	0.74%	0.95%
	Projected Annual Growth 2022 to 2027	-1.35%	-1.00%	-0.46%
	Population per Household	2.21	2.22	2.26
Population by Race	White	61.7%	59.0%	57.7%
	Black or African American	7.7%	10.3%	10.3%
	Asian & Pacific Islander	16.6%	15.1%	15.1%
	Other Races	4.4%	3.5%	3.4%
	Hispanic Population	9.5%	12.0%	13.6%
Income	Average Household Income	\$141,428	\$139,543	\$128,228
	Median Household Income	\$103,100	\$94,878	\$91,092
	Per Capita Income	\$64,001	\$62,810	\$56,778
Education (Age 25+)	Elementary	0.9%	1.5%	1.9%
	Some High School	1.4%	1.5%	2.2%
	High School Graduate	8.4%	10.5%	12.0%
	Some College	14.8%	16.5%	17.4%
	Associates Degree Only	6.2%	6.3%	6.1%
	Bachelors Degree Only	40.0%	37.9%	37.0%
	Graduate Degree	28.4%	25.9%	23.5%
Business	Number of Businesses	944	5,667	13,591
	Total Number of Employees	14,562	101,839	275,968
	Employees per Business	15.42	17.97	20.30
	Residential Population per Business	12.61	21.98	25.90

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