

SHOPPING CENTER RETAIL SPACE FOR LEASE

COIT PLAZA

4010 WEST 15TH STREET, PLANO, TX 75093



FOR LEASE

KW COMMERCIAL

18333 Preston Road, Suite 100
Dallas, TX 75252



Each Office Independently Owned and Operated

PRESENTED BY:

RAYMOND EDLER

Broker Associate

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0499181, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

4010 WEST 15TH STREET

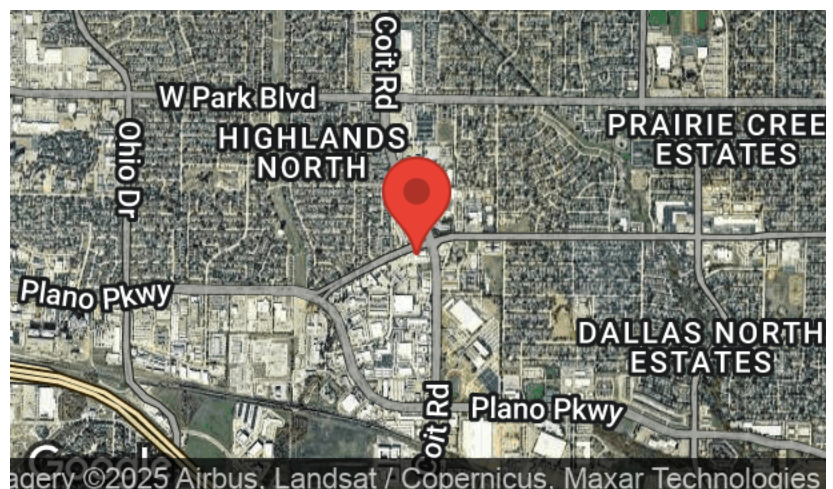


OFFERING SUMMARY

AVAILABLE SF:	2,500
LEASE RATE:	Call For Pricing
LEASE TERM:	Negotiable
YEAR BUILT:	1980
RENOVATED:	1995
PARKING:	Surface
PARKING RATIO:	9/1000
ZONING:	Retail

PROPERTY OVERVIEW

Building Highlights: Located at the high-traffic intersection of W 15th Street and Coit Road, this neighborhood retail center offers excellent visibility and easy access for customers. The property features a strong mix of daily-needs co-tenants including HerbMart, Mike's Tailor & Men's Wear, and personal service providers, ensuring consistent foot traffic. Suite 80 (2,500 SF) fronts directly onto 15th Street, providing prominent signage opportunities and visibility with strong traffic counts. The center benefits from close proximity to Medical City Plano, surrounding residential communities, and regional anchors like H-E-B, making it an ideal location for food, health/wellness, retail, or service users seeking a proven Plano trade area.



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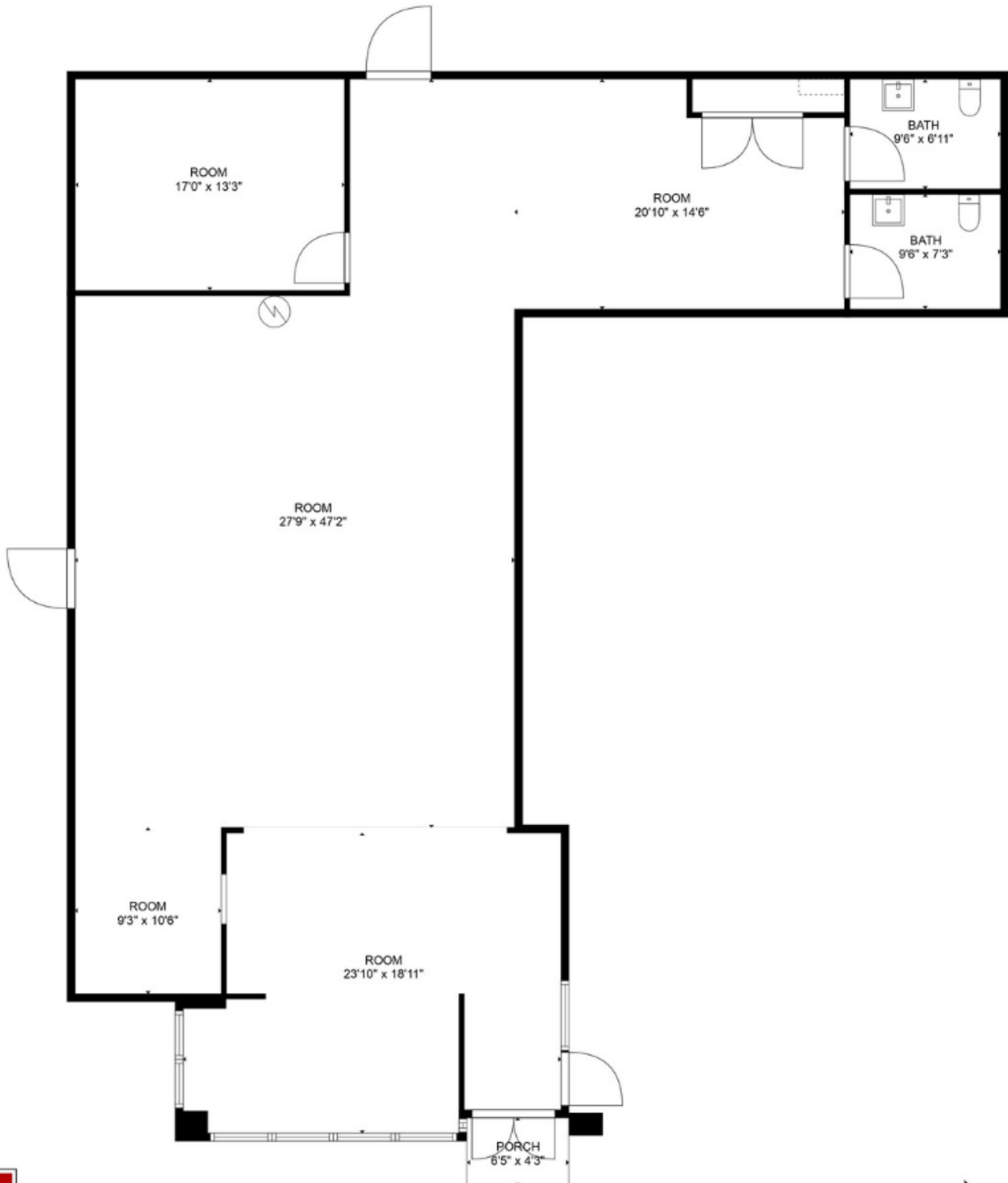


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FLOORPLAN

4010 WEST 15TH STREET



4010 W 15TH STREET PLANO, TX 75093
SUITE 80

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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PROPERTY PHOTOS

4010 WEST 15TH STREET



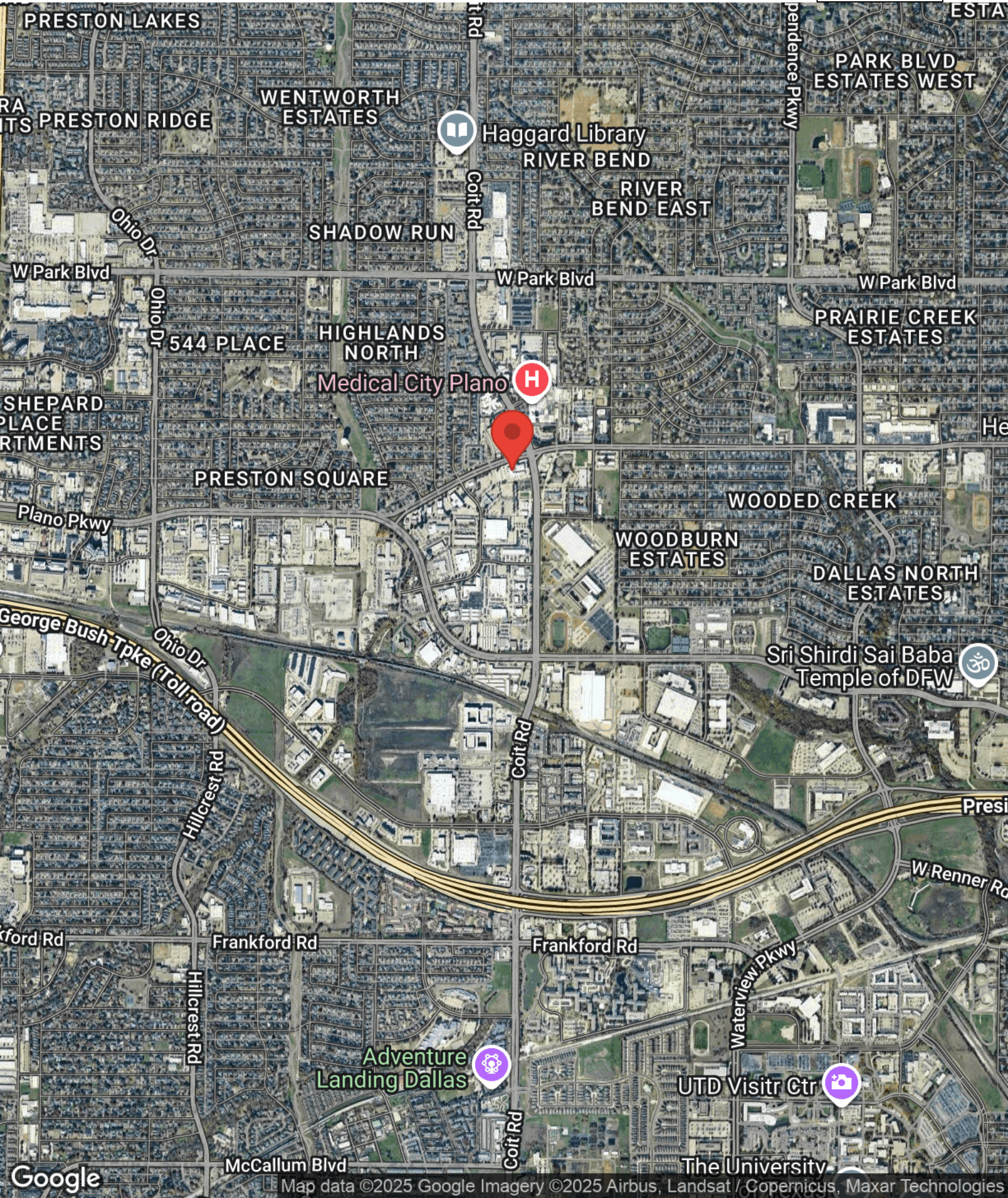
PROPERTY PHOTOS

4010 WEST 15TH STREET



AERIAL MAP

4010 WEST 15TH STREET



SITE PLAN

4010 WEST 15TH STREET

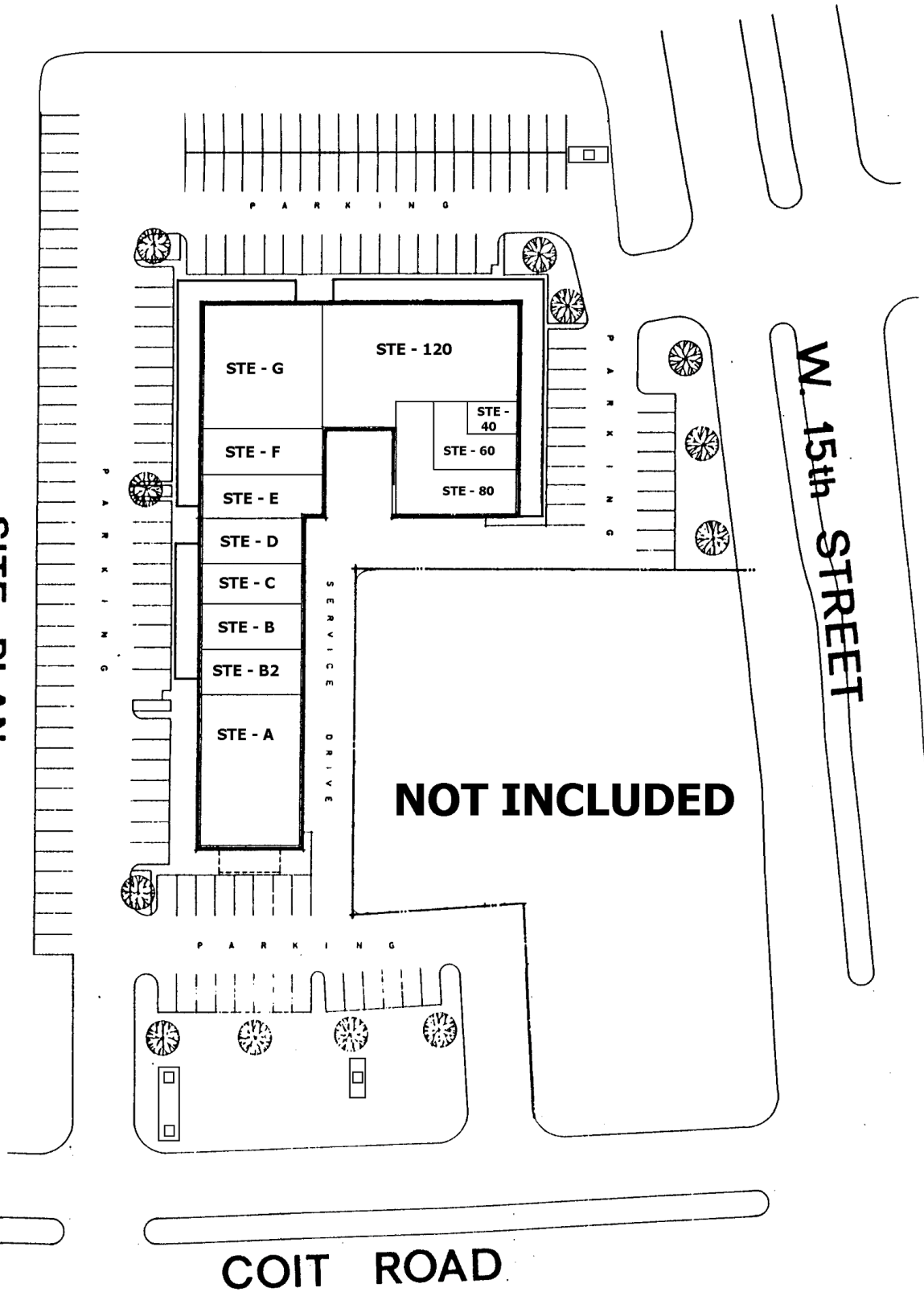


COIT PLAZA SHOPPING CENTER PLANO, TEXAS

A CHARLES GARTNER COMPANY DEVELOPMENT

SITE PLAN

SCALE: 1" = 30'-0"



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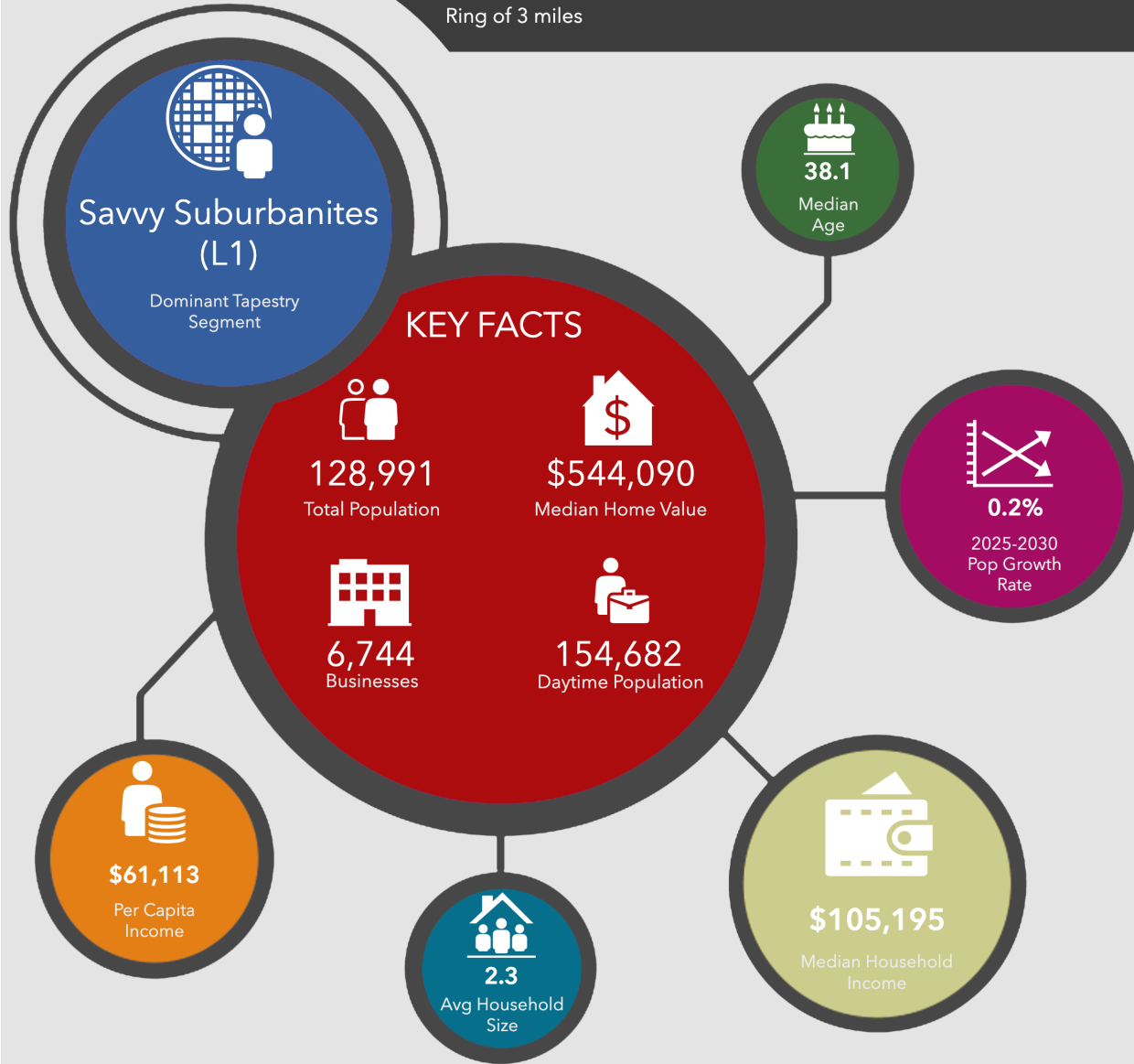
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EXECUTIVE SUMMARY CALL OUTS - 3 MILES

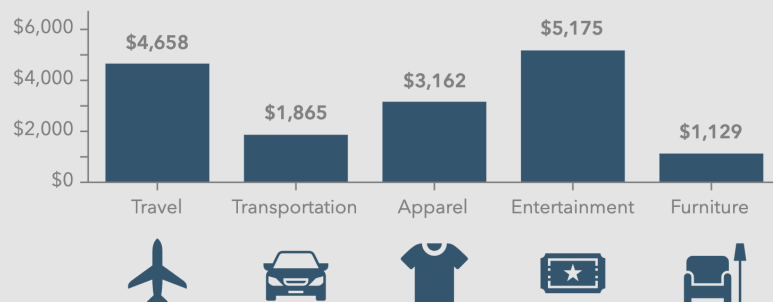
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4010 W 15th St, Plano, Texas, 75093
Ring of 3 miles



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

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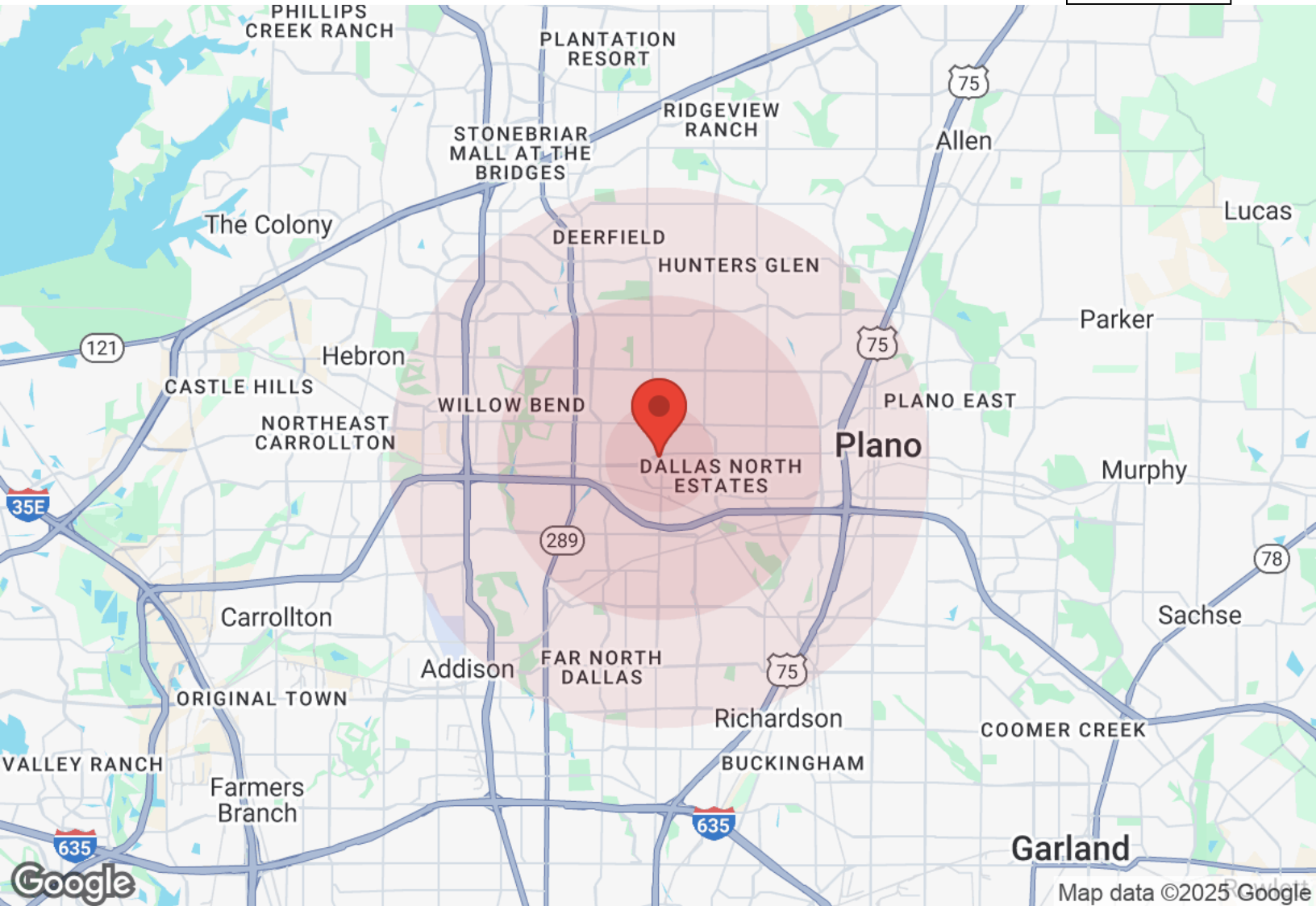


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,277	56,920	169,581
Female	6,411	59,113	173,900
Total Population	12,688	116,033	343,481

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,107	19,858	63,777
Ages 15-24	1,454	13,446	41,881
Ages 25-54	4,958	47,275	145,433
Ages 55-64	1,794	16,745	46,050
Ages 65+	2,375	18,709	46,340

Race	1 Mile	3 Miles	5 Miles
White	9,575	87,643	244,685
Black	670	6,763	28,825
Am In/AK Nat	N/A	51	342
Hawaiian	N/A	14	41
Hispanic	1,945	13,123	53,753
Multi-Racial	2,564	14,514	57,296

Income	1 Mile	3 Miles	5 Miles
Median	\$87,247	\$89,790	\$78,195
< \$15,000	736	4,959	10,849
\$15,000-\$24,999	464	3,618	10,651
\$25,000-\$34,999	551	4,516	12,519
\$35,000-\$49,999	538	5,021	18,077
\$50,000-\$74,999	714	7,302	25,488
\$75,000-\$99,999	701	5,688	17,970
\$100,000-\$149,999	964	9,151	24,097
\$150,000-\$199,999	340	3,997	11,713
> \$200,000	331	5,247	14,574

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,048	54,243	161,821
Occupied	5,643	51,483	152,236
Owner Occupied	3,351	30,758	84,164
Renter Occupied	2,292	20,725	68,072
Vacant	405	2,760	9,585

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INFORMATION ABOUT BROKERAGE SERVICES

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Raymond Edler	0581538	raymond.edler@kwcommercial.com	214.552.2091
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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