



5401 S Colony Blvd

The Colony, Texas 75056 (Denton County) - West Frisco Submarket



Retail



Property Summary

GLA	2,200 SF	Asking Rent	Withheld
Built/Renovated	1994/2017	Frontage	19,602' on Colony Blvd
True Owner	Young Choi		

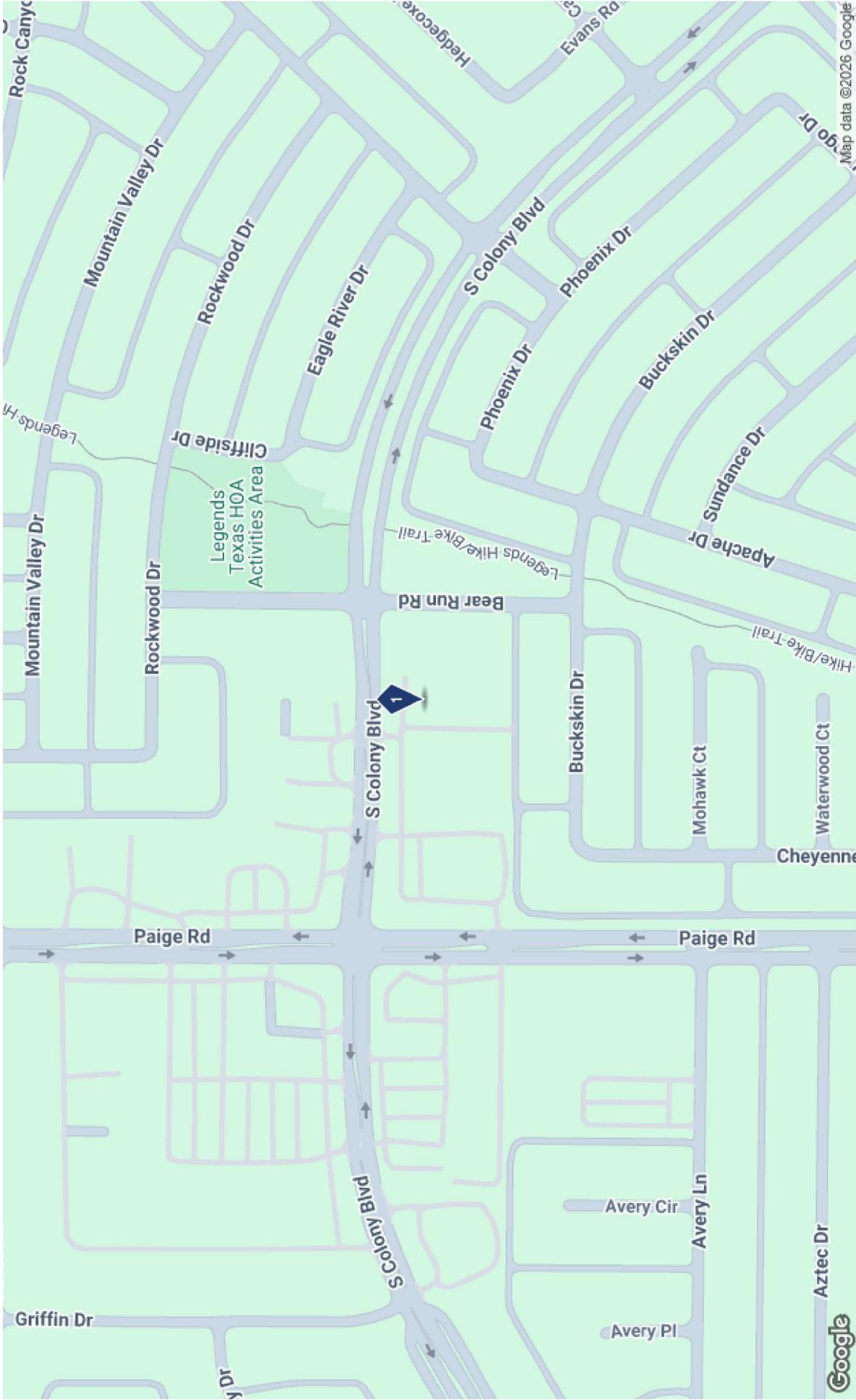


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The Colony, Texas 75056 (Denton County) - West Frisco Submarket



Retail





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No Site Plan Available



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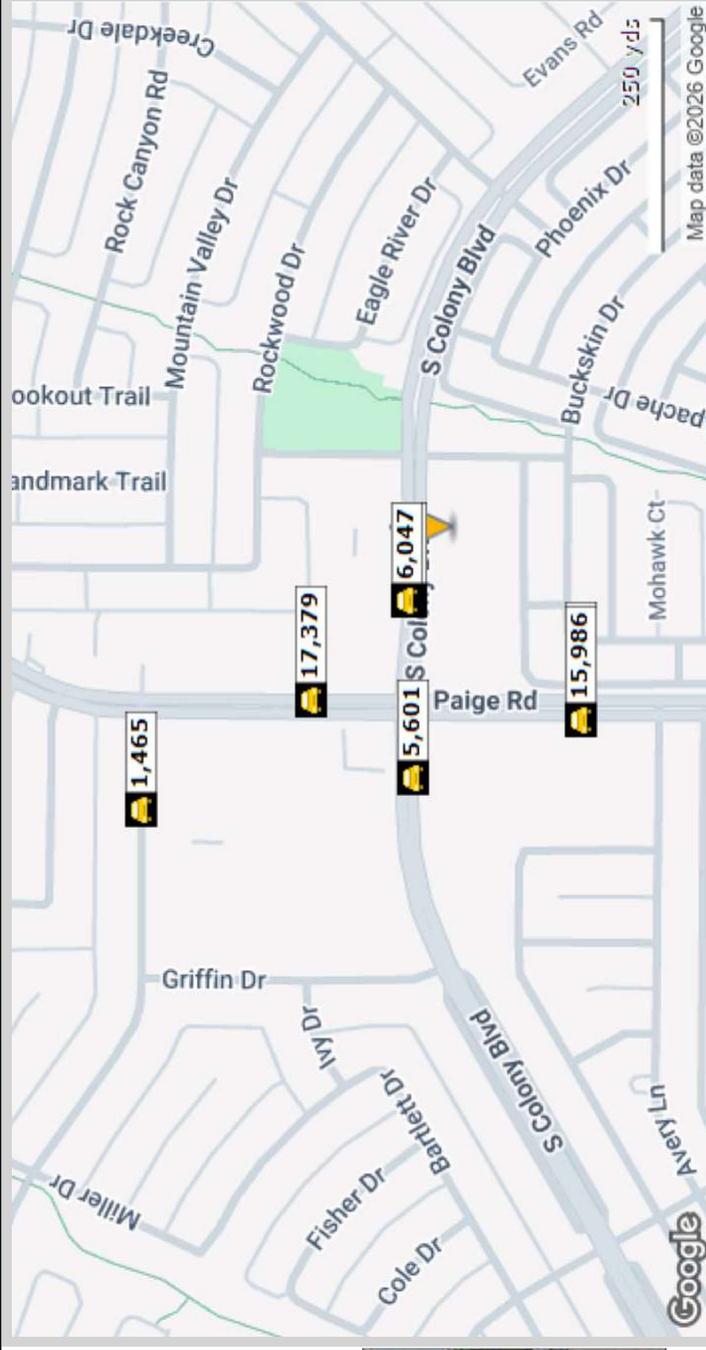
Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Rice Bar	1	500	-	Jan 2024	-

Showing 1 of 1 Tenants

Traffic Count Report

5401 S Colony Blvd, The Colony, TX 75056

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **2,200 SF**
 Year Built: **1994**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Colony Blvd	Paige Rd	0.06 W	2024	6,005	MPSI	.06
2 S Colony Blvd	Paige Rd	0.06 W	2025	6,047	MPSI	.06
3 Paige Rd	Avery Ln	0.05 S	2025	16,102	MPSI	.14
4 Paige Rd	Avery Ln	0.05 S	2024	15,986	MPSI	.14
5 Paige Rd	S Colony Blvd	0.05 S	2024	15,933	MPSI	.14
6 Paige Rd	S Colony Blvd	0.05 S	2025	17,379	MPSI	.14
7 S Colony Blvd	Paige Rd	0.04 E	2024	5,592	MPSI	.16
8 S Colony Blvd	Paige Rd	0.04 E	2025	5,601	MPSI	.16
9 Strickland Ave	Paige Rd	0.06 E	2024	1,475	MPSI	.26
10 Strickland Ave	Paige Rd	0.06 E	2025	1,465	MPSI	.26

Demographic Market Comparison Report

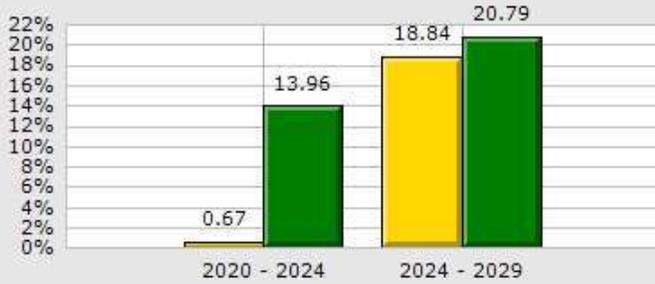
1 mile radius

5401 S Colony Blvd, The Colony, TX 75056

Type: **Retail/Restaurant**
 County: **Denton**

1 Mile
County

Population Growth



Household Growth



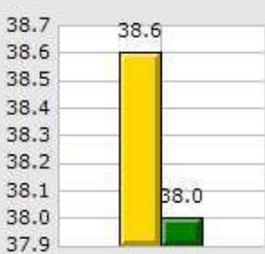
2024 Med Household Inc



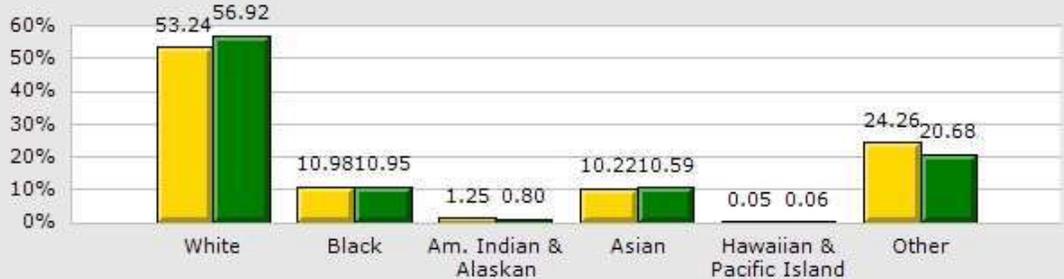
2024 Households by Household Income



2024 Median Age



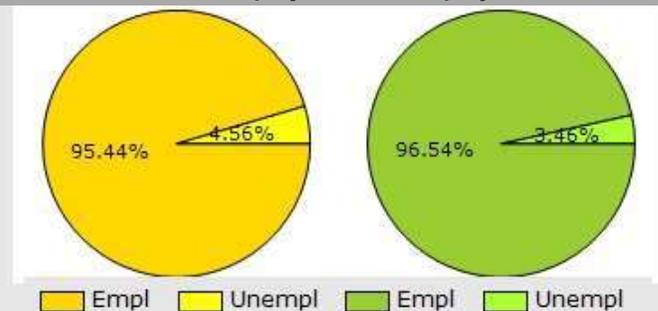
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

5401 S Colony Blvd, The Colony, TX 75056

Type: **Retail/Restaurant**
 County: **Denton**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	0.67%		13.96%	
Growth 2024 - 2029	18.84%		20.79%	
Empl	9,076	95.44%	580,018	96.54%
Unempl	434	4.56%	20,774	3.46%
2024 Population by Race				
	15,120		1,032,963	
White	8,050	53.24%	587,957	56.92%
Black	1,660	10.98%	113,105	10.95%
Am. Indian & Alaskan	189	1.25%	8,221	0.80%
Asian	1,545	10.22%	109,437	10.59%
Hawaiian & Pacific Island	8	0.05%	591	0.06%
Other	3,668	24.26%	213,652	20.68%
Household Growth				
Growth 2020 - 2024	0.89%		14.44%	
Growth 2024 - 2029	19.38%		21.40%	
Renter Occupied	1,943	35.87%	140,413	37.31%
Owner Occupied	3,474	64.13%	235,954	62.69%
2024 Households by Household Income				
	5,416		376,367	
Income <\$25K	489	9.03%	35,285	9.38%
Income \$25K - \$50K	323	5.96%	50,508	13.42%
Income \$50K - \$75K	694	12.81%	55,408	14.72%
Income \$75K - \$100K	992	18.32%	48,543	12.90%
Income \$100K - \$125K	1,153	21.29%	45,855	12.18%
Income \$125K - \$150K	541	9.99%	33,691	8.95%
Income \$150K - \$200K	641	11.84%	46,031	12.23%
Income \$200K+	583	10.76%	61,046	16.22%
2024 Med Household Inc	\$104,553		\$99,195	
2024 Median Age	38.60		38.00	

Demographic Summary Report

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 Year Built: **1994**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,971	117,824	314,270
2024 Estimate	15,122	96,995	258,809
2020 Census	15,021	82,197	223,839
Growth 2024 - 2029	18.84%	21.47%	21.43%
Growth 2020 - 2024	0.67%	18.00%	15.62%
2024 Population by Hispanic Origin	3,720	16,201	37,100
2024 Population	15,122	96,995	258,809
White	8,051 53.24%	49,003 50.52%	130,666 50.49%
Black	1,660 10.98%	10,298 10.62%	24,895 9.62%
Am. Indian & Alaskan	190 1.26%	585 0.60%	1,206 0.47%
Asian	1,545 10.22%	19,469 20.07%	61,093 23.61%
Hawaiian & Pacific Island	8 0.05%	43 0.04%	111 0.04%
Other	3,669 24.26%	17,599 18.14%	40,839 15.78%
U.S. Armed Forces	0	11	97
Households			
2029 Projection	6,467	48,250	127,371
2024 Estimate	5,417	39,483	104,336
2020 Census	5,369	32,930	89,222
Growth 2024 - 2029	19.38%	22.20%	22.08%
Growth 2020 - 2024	0.89%	19.90%	16.94%
Owner Occupied	3,474 64.13%	20,673 52.36%	55,227 52.93%
Renter Occupied	1,943 35.87%	18,810 47.64%	49,109 47.07%
2024 Households by HH Income	5,416	39,483	104,336
Income: <\$25,000	489 9.03%	2,763 7.00%	7,426 7.12%
Income: \$25,000 - \$50,000	323 5.96%	4,507 11.42%	11,276 10.81%
Income: \$50,000 - \$75,000	694 12.81%	6,301 15.96%	14,519 13.92%
Income: \$75,000 - \$100,000	992 18.32%	4,911 12.44%	13,749 13.18%
Income: \$100,000 - \$125,000	1,153 21.29%	4,589 11.62%	11,620 11.14%
Income: \$125,000 - \$150,000	541 9.99%	3,771 9.55%	9,186 8.80%
Income: \$150,000 - \$200,000	641 11.84%	5,515 13.97%	13,703 13.13%
Income: \$200,000+	583 10.76%	7,126 18.05%	22,857 21.91%
2024 Avg Household Income	\$119,190	\$132,788	\$140,854
2024 Med Household Income	\$104,553	\$106,861	\$111,183

Daytime Employment Report

1 Mile Radius

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 Year Built: **1994**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	421	3,726	9
Retail & Wholesale Trade	48	592	12
Hospitality & Food Service	65	1,013	16
Real Estate, Renting, Leasing	25	125	5
Finance & Insurance	33	136	4
Information	7	154	22
Scientific & Technology Services	40	212	5
Management of Companies	1	3	3
Health Care & Social Assistance	40	199	5
Educational Services	9	427	47
Public Administration & Sales	1	43	43
Arts, Entertainment, Recreation	10	142	14
Utilities & Waste Management	12	31	3
Construction	50	285	6
Manufacturing	7	41	6
Agriculture, Mining, Fishing	0	0	0
Other Services	73	323	4

Consumer Spending Report

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2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$200,498	\$1,463,488	\$4,000,336
Total Apparel	\$10,652	\$75,405	\$203,702
Women's Apparel	4,209	29,963	81,160
Men's Apparel	2,254	16,085	43,485
Girl's Apparel	730	5,088	13,937
Boy's Apparel	536	3,640	9,894
Infant Apparel	497	3,327	8,643
Footwear	2,426	17,302	46,582
Total Entertainment & Hobbies	\$28,701	\$209,411	\$572,119
Entertainment	2,947	19,758	53,670
Audio & Visual Equipment/Service	6,597	47,144	125,587
Reading Materials	348	2,703	7,613
Pets, Toys, & Hobbies	4,993	35,688	96,582
Personal Items	13,815	104,119	288,667
Total Food and Alcohol	\$53,543	\$386,051	\$1,045,867
Food At Home	26,725	184,470	499,303
Food Away From Home	23,148	173,003	468,813
Alcoholic Beverages	3,669	28,578	77,750
Total Household	\$32,566	\$253,335	\$699,013
House Maintenance & Repair	6,508	42,902	117,100
Household Equip & Furnishings	12,951	97,973	267,793
Household Operations	9,373	77,659	214,792
Housing Costs	3,733	34,801	99,328

Consumer Spending Report

5401 S Colony Blvd, The Colony, TX 75056

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$52,642	\$362,521	\$982,222
Vehicle Purchases	27,346	173,360	466,103
Gasoline	13,327	90,876	241,143
Vehicle Expenses	1,081	9,968	29,062
Transportation	4,851	44,789	128,417
Automotive Repair & Maintenance	6,037	43,528	117,496
Total Health Care	\$9,015	\$64,125	\$177,879
Medical Services	5,150	37,920	105,311
Prescription Drugs	2,833	18,862	52,306
Medical Supplies	1,032	7,343	20,262
Total Education/Day Care	\$13,380	\$112,640	\$319,535
Education	8,867	72,612	205,706
Fees & Admissions	4,513	40,028	113,829