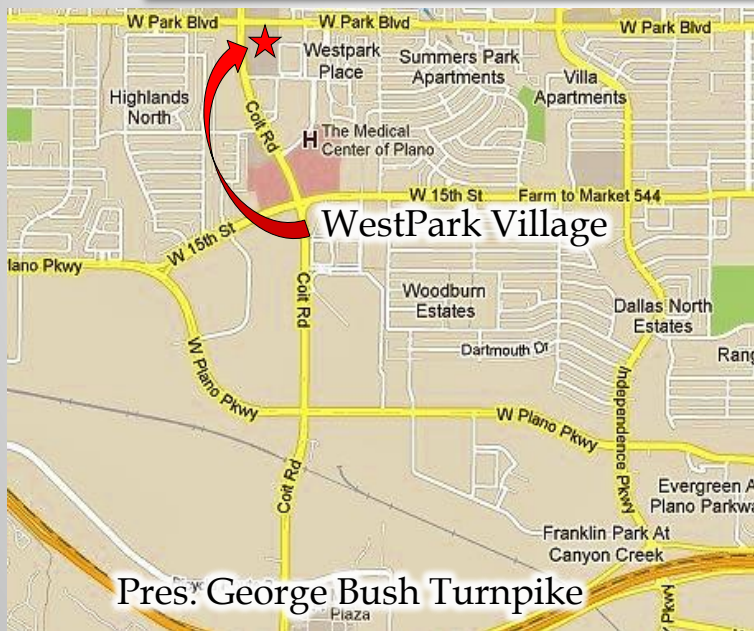


1820 Coit Road

WestPark Village Shopping Center

Plano, Texas 75075



Property Highlights

- Easy Access to President George Bush Turnpike (SH 190)
- Ample Parking
- Shopping Center Located in Strong Retail Corridor & Near the Medical Center of Plano
- Near UTD
- Next to Cinemark Theatre

Shopping Center Information

- **Center SF:** 30,030 sf
- **Availability:** Suite 125 totals 8,835sf; divisible into approx. 3,214sf or 5,621sf
- **Lease Rate:** \$18.00/sf + NNN +-\$11.00 sf
- **TI:** Negotiable

Demographics

Traffic Counts

- **Coit Road:** 41,575 VPD
 - **W. Park Blvd.:** 38,099 VPD
- (Source: CoStar)

	2 mile	5 mile
Pop. (2023):	64,854	431,130
Avg. HH Inc.:	\$120,239	\$114,256

(Source: CoStar)

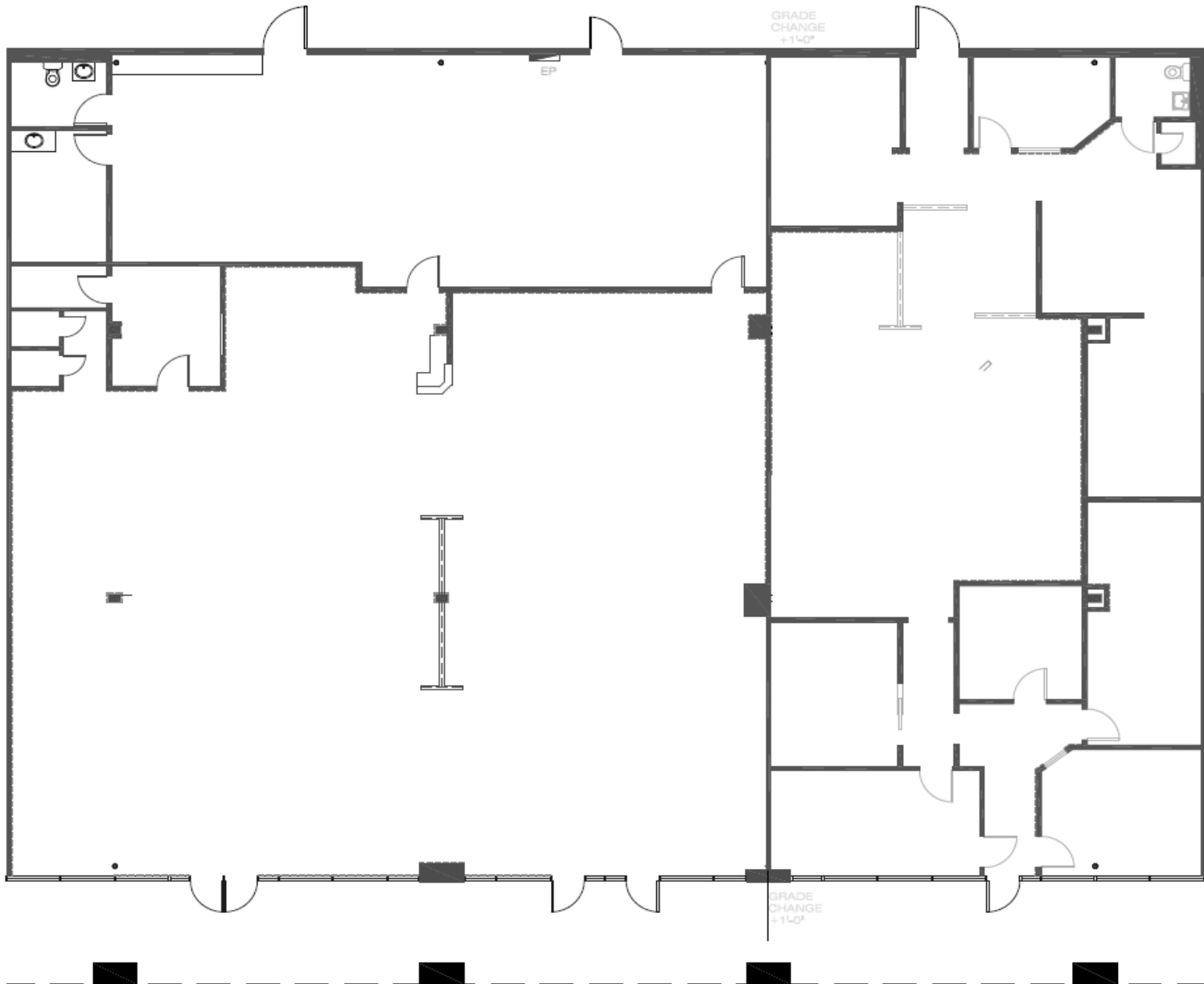
BILL RUDD
VICE PRESIDENT
972-422-4515
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Suite 125

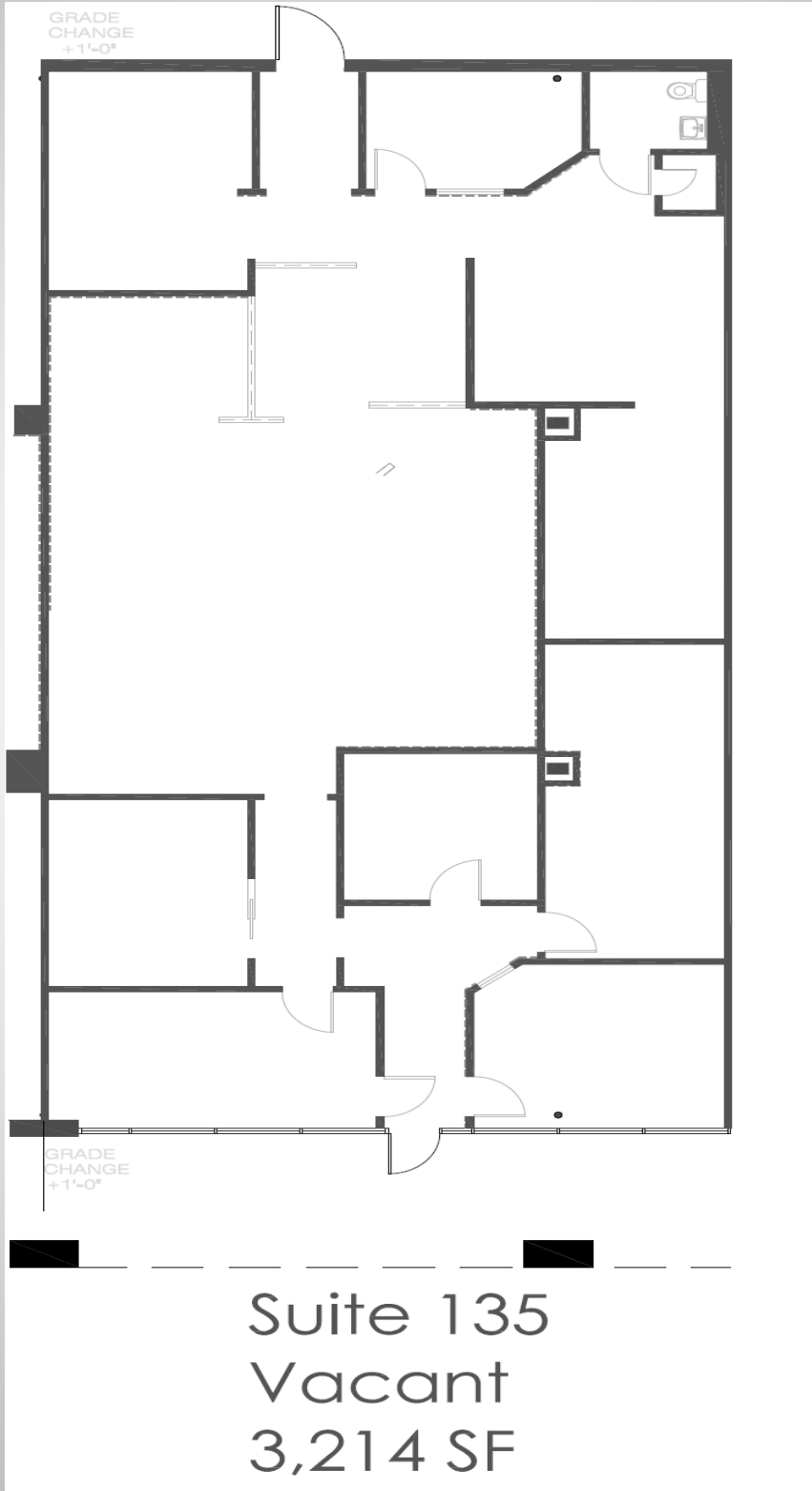
8,835 sf; divisible 3,214 sf or 5,621 sf



Suite 125
Vacant
5,621 SF

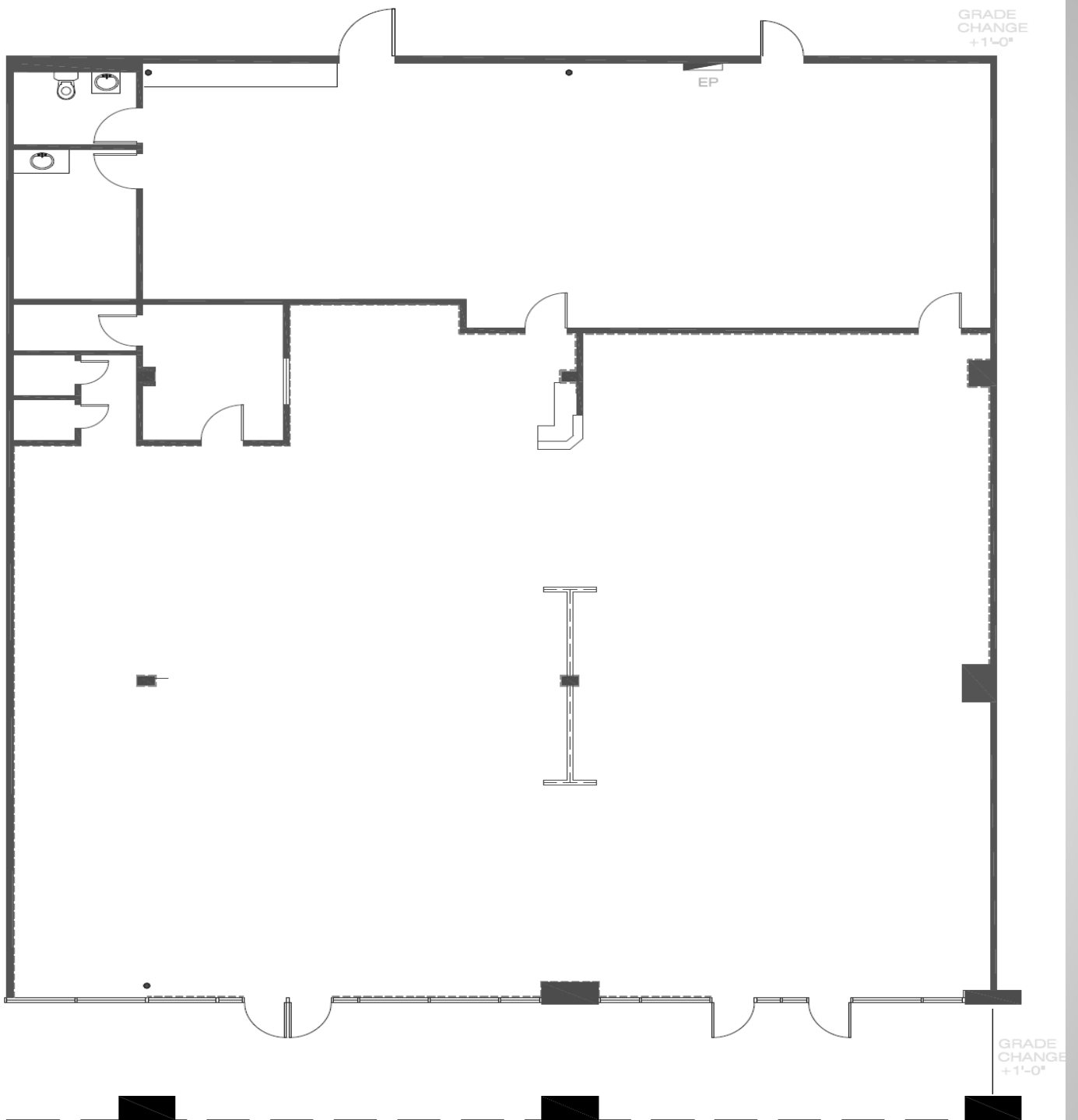
Suite 135
Vacant
3,214 SF

Suite 135



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Suite 125



Suite 125
Vacant
5,621 SF

Interior Photos



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Interior Photo



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