

RETAIL FOR LEASE

3901 W PARKER RD
PLANO, TX 75023



4,000 SF

BRETT LEWIS

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LEASED BY

 **LEE &
ASSOCIATES**

AVAILABILITY DETAILS

AVAILABLE SF: 4,000 SF

LOADING: 1 Grade level overhead door

PARKING: 6/1,000

COMMENTS:

- White box condition
- Build to suit finish out
- End Cap space
- Drive through lane
- Excellent space in the heart of Plano
- Heavily traveled intersection with excellent visibility on W Parker Road near Coit Road

ECONOMICS

QUOTED RATE: Negotiable

TI: Negotiable

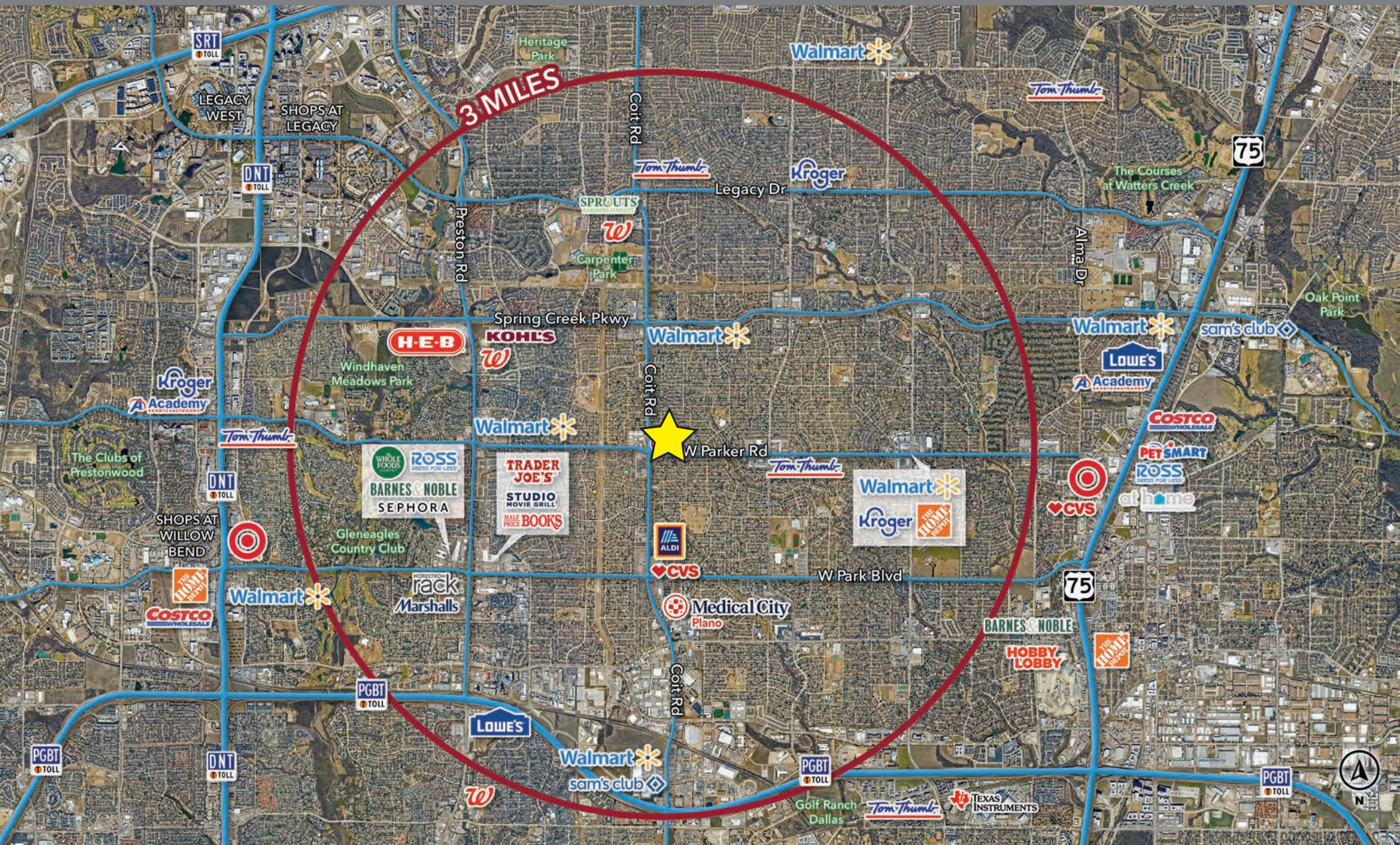


DEMOGRAPHICS & TRAFFIC COUNTS

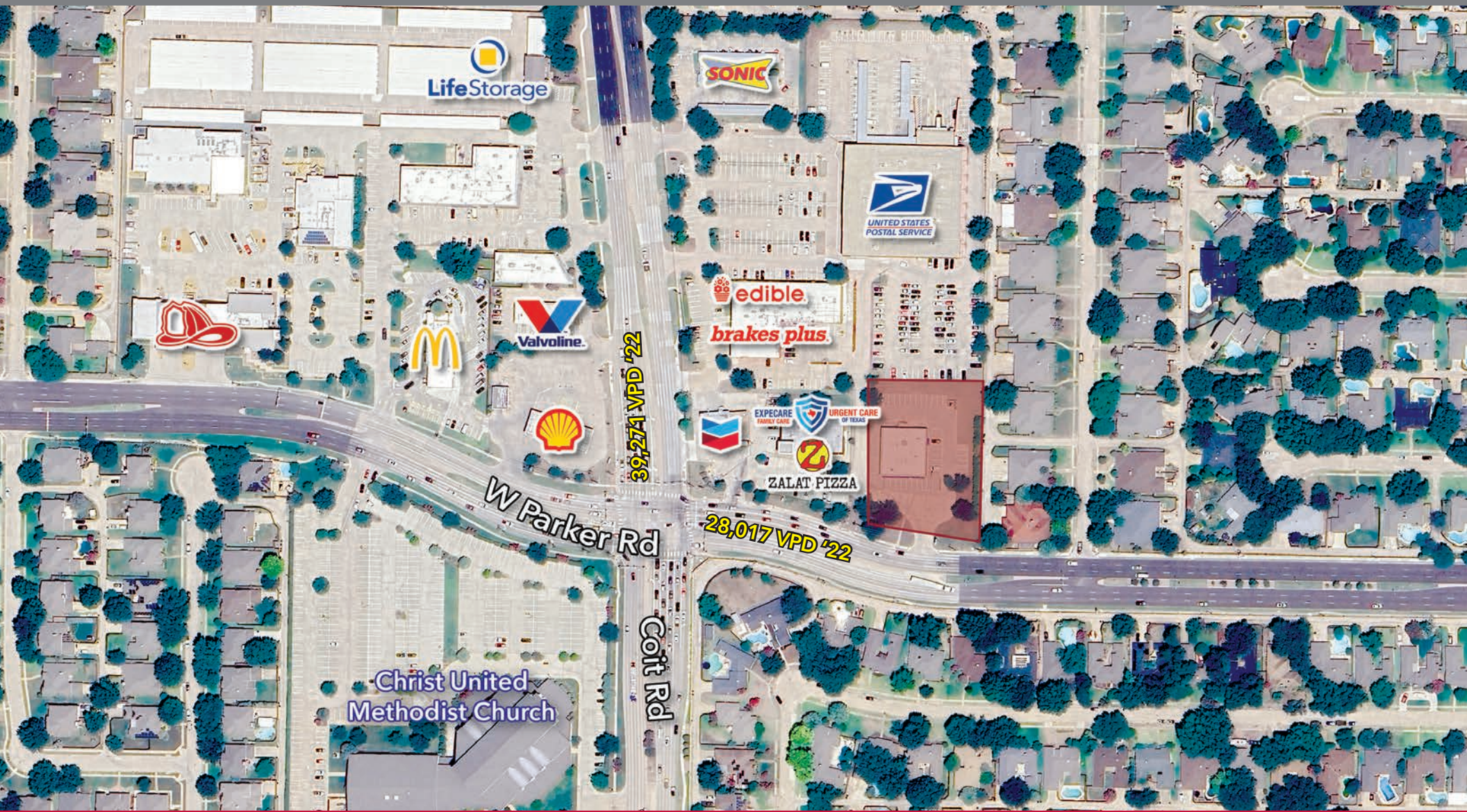
2022 DEMOGRAPHICS	1 Mile	3 Miles
POPULATION	14,451	134,237
HOUSEHOLDS	5,182	53,908
MEDIAN AGE	44.20	43.10
MEDIAN HH INCOME	\$125,180	\$102,978
DAYTIME EMPLOYEES	5,203	57,915
TRAFFIC COUNTS		
W PARKER & COIT RD	28,017 VPD (2022)	
COIT RD & W PARKER	39,271 VPD (2022)	



NEARBY AMENITIES



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