

# RETAIL FOR LEASE

3901 W PARKER RD  
PLANO, TX 75023



4,000 SF

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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:** \$25.00 NNN

**TI:** Negotiable

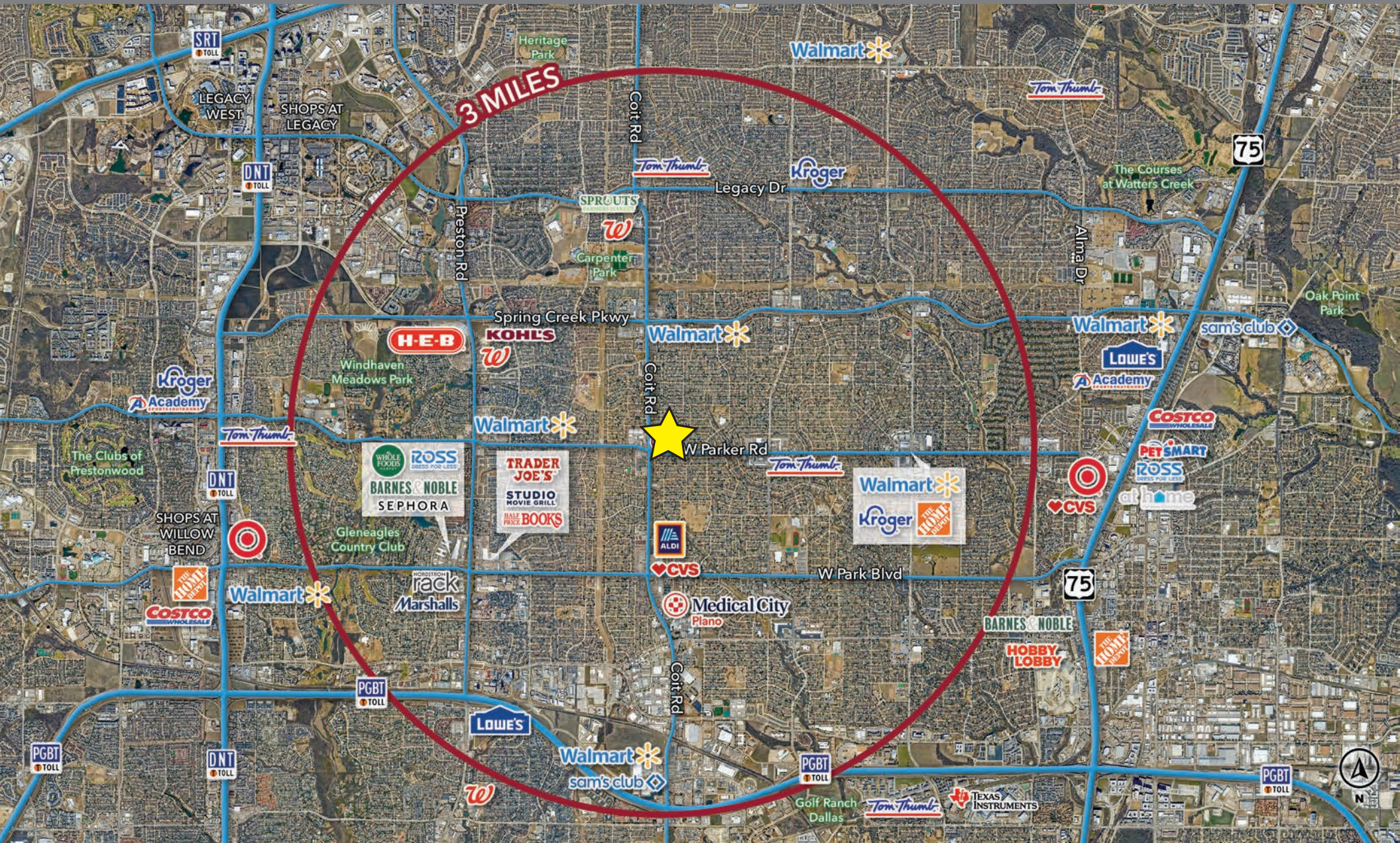


# DEMOGRAPHICS & TRAFFIC COUNTS

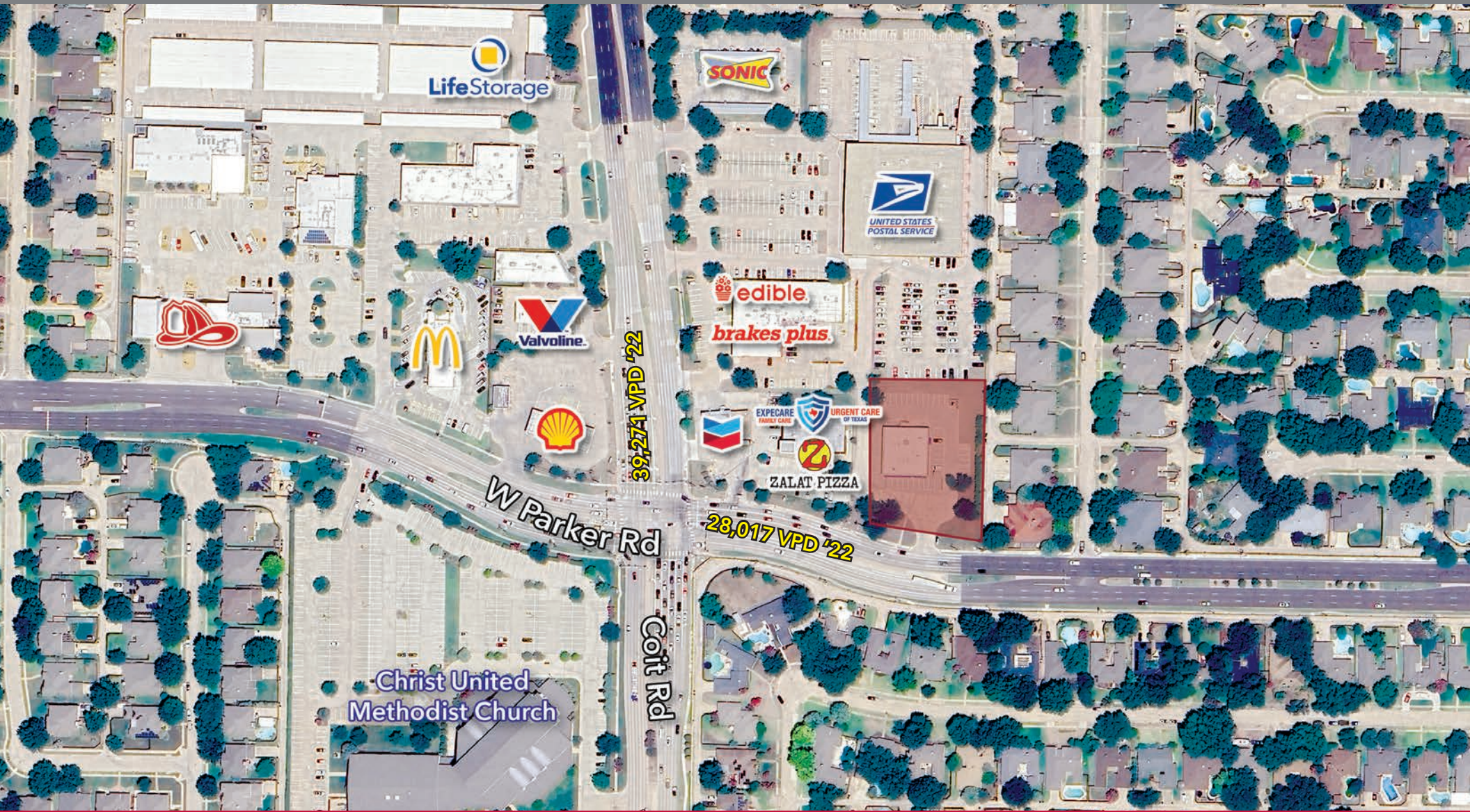
2022 DEMOGRAPHICS	1 Mile	3 Miles
<b>POPULATION</b>	14,451	134,237
<b>HOUSEHOLDS</b>	5,182	53,908
<b>MEDIAN AGE</b>	44.20	43.10
<b>MEDIAN HH INCOME</b>	\$125,180	\$102,978
<b>DAYTIME EMPLOYEES</b>	5,203	57,915
TRAFFIC COUNTS		
<b>W PARKER &amp; COIT RD</b>	28,017 VPD (2022)	
<b>COIT RD &amp; W PARKER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



# NEARBY AMENITIES



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