

FOR LEASE - 5,492 SF Retail Space

Divisible to approx. 4,200 SF Retail Space

CAMBRIDGE SQUARE

230 W. Parker Road, Plano, Texas 75075



At a Glance

Leasing Rate **NEGOTIABLE/NNN**

Available for Lease **5,492 SF**

– former Leslie's Pool Supply

– can divide smaller **~4,200 SF**

Building Size **18,415 SF**

Demographics

2024

Demographics **1 mile 3 miles 5 miles**

Population **13,340 119,558 312,425**

Average Income **\$107,453 \$120,593 \$140,816**

Traffic Count

W. Parker Rd. **30,605 vpd**

Easy Access from US Hwy 75

Property Features

- Fully occupied retail center with busy foot traffic
- Target shadow-anchored outparcel on Hwy 75 with daily traffic
- Neighborhood retail in well-established community
- Ample parking and pylon sign available

Nearby



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PLANO, TX

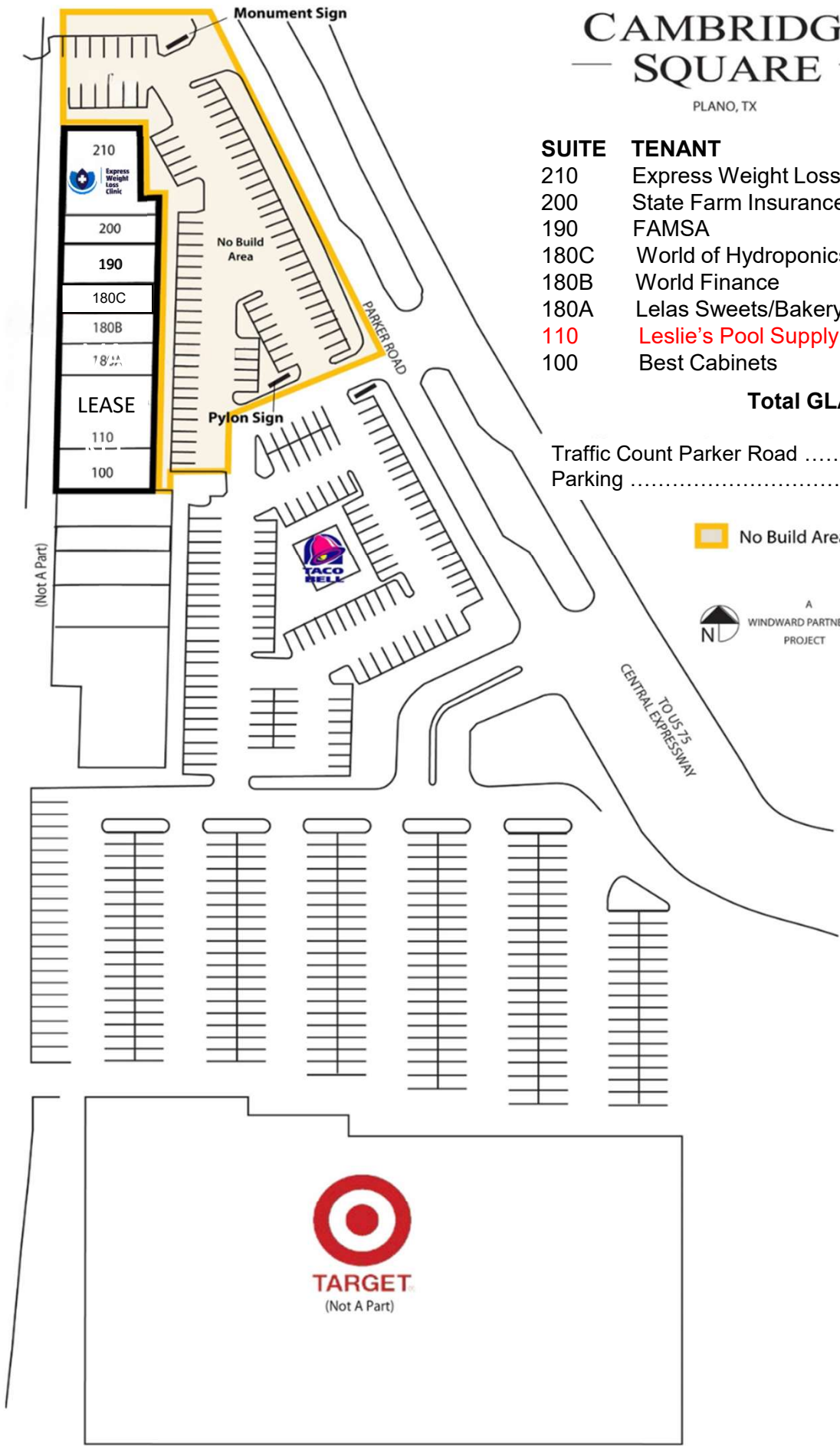
SUITE	TENANT	SQ. FT.
210	Express Weight Loss	3,750
200	State Farm Insurance	1,291
190	FAMSA	1,300
180C	World of Hydroponics	1,802
180B	World Finance	1,317
180A	Lelas Sweets/Bakery	1,513
110	Leslie's Pool Supply	5,492
100	Best Cabinets	1,950

Total GLA 18,415

Traffic Count Parker Road 30,605 vpd
 Parking 204 spaces

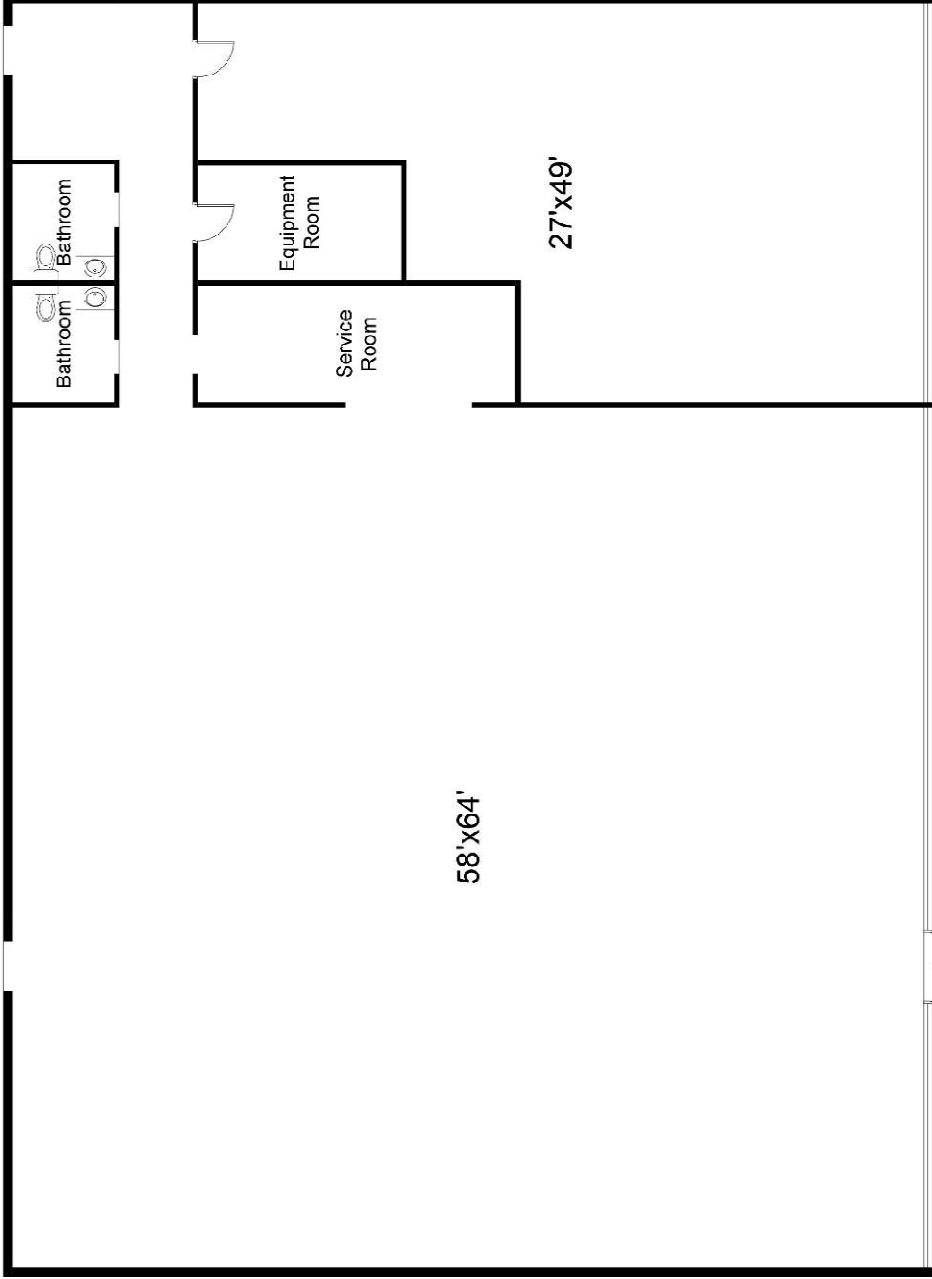
 No Build Area

 A
 WINDWARD PARTNERS
 PROJECT



(Not A Part)





FLOOR PLAN

Total : 5,492 SFT

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

230 W. Parker Rd, Suite 110, Plano, TX 75075