

# KELLER CROSSING

1540 KELLER PARKWAY, KELLER, TX



## PROPERTY OVERVIEW

Keller Crossing is a convenience focused open air shopping center positioned along Keller Parkway exposing its Tenant's to approximately 50,000 vehicles per day. The trade area boasts a strong average household income of \$161k in a three-mile radius making it one of the most affluent suburban markets in Dallas-Fort Worth. From a migration perspective, Keller maintains a strong annual growth rate due to its welcoming atmosphere, exceptional school system, and award-winning facilities and programs. According to Money Magazine, Keller has been named as one of the "Top 100 Places to Live in America". Notable traffic drivers include: Big Lots, Natural Grocers, Walgreens, Verizon Wireless, Jersey Mikes, and Ace Hardware.

## TRAFFIC COUNTS

KELLER PKWY	41,216 VPD
KELLER SMITHFIELD RD	12,826 VPD

GLA: 135,701 SF    WEB LINK: [jahrealty.propertycapsule.com/kellercrossing](http://jahrealty.propertycapsule.com/kellercrossing)

## DEMOGRAPHICS

### 2024 ESTIMATES

3 MILE  
5 MILE



### TOTAL POPULATION

66,553  
195,625



### DAYTIME POPULATION

64,216  
198,091



### AVG. HH INCOME

\$200,380  
\$159,402

## LEASING CONTACT

### JAH REALTY

1717 Main Street, Suite 2600  
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Keller Pkwy/ FM 1709

Keller Smithfield Rd

Bear Hollow



TENANT	SQFT
1-100 Yokohama Sushi and...	4,300
2-100 Kumon Learning Cen...	2,000
2-101 Available	975
2-105 Armstrong McCall B...	2,429
2-106 Dog De Salon	1,170
2-107 LA Burger	1,747
2-108 The UPS Store	1,430
2-110 TK Comics	1,018
2-130 Triple A Cafe	3,101
2-140 Dr. Jeff C. Jenkin...	2,000
2-150 Custom Cleaners	2,470
50A Jabo's Ace Hardware	25,675
50B Big Lots	27,168
50D Monster Mini Golf	13,789
100 Sports Bar	3,500
130 Wellness Blends Sa...	1,076
140 Golden Thai Cuisine	2,088
200 Butcher Shop	1,685
400 Joy Tailor	900
500 Drip Bar	1,800
600 Donut House	1,200
1570 Scooter's	420
1610 Planet Fitness	32,000

Availability  
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