

4100 Mapleshade Lane

Surgery Center Available

MODERN BUILD-OUT

22,600 SF



- 24 Hour Access
- Reception
- Central Heating/Air Conditioning
- Reception
- Drop Ceiling
- Wi-Fi
- Hardwood Floors
- 50 parking spaces

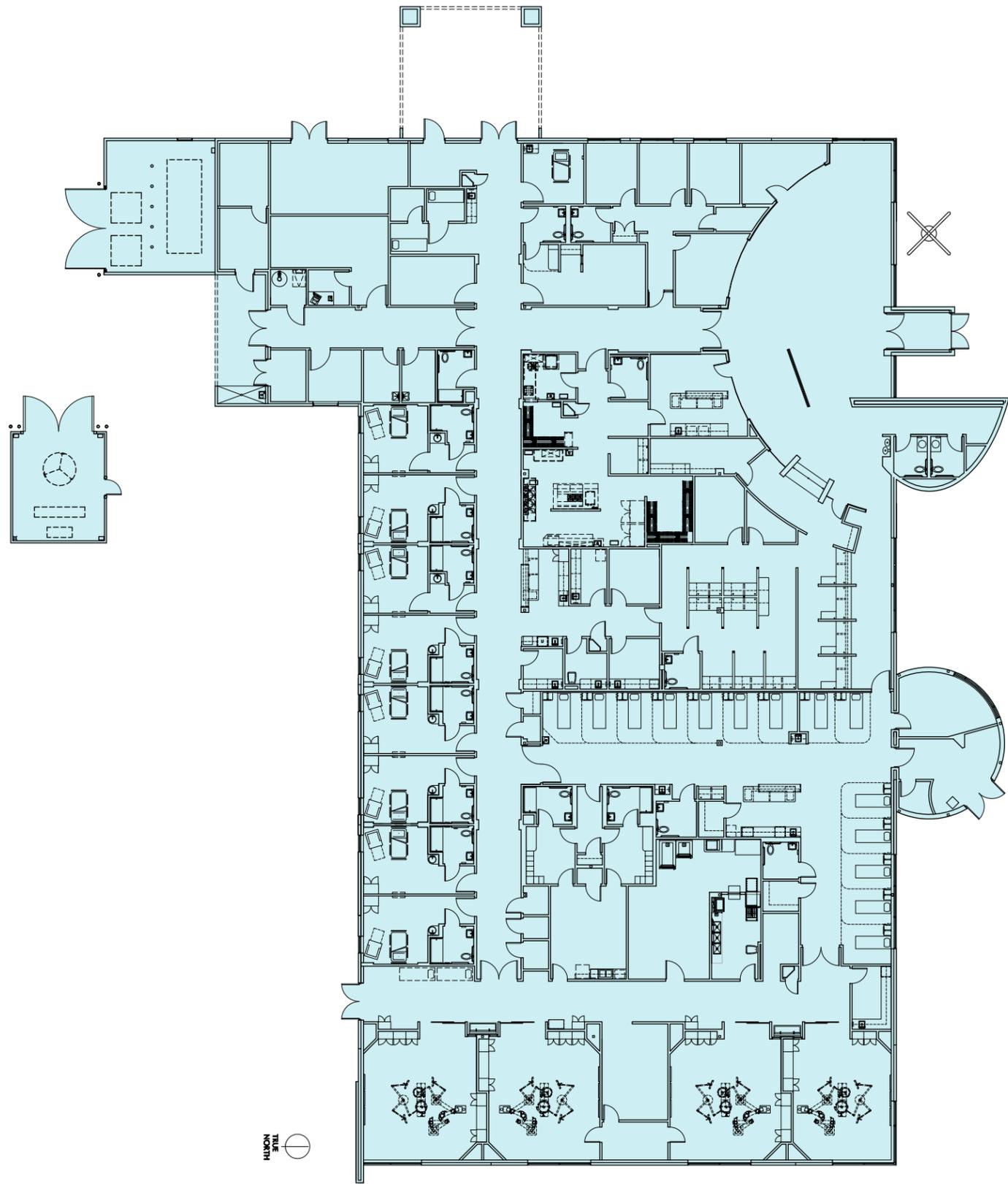
Nestled in the vibrant center of Plano, this exceptional medical office space is the ultimate destination for top-notch healthcare. Spanning 22,600 square feet, this move-in-ready facility boasts stunning Class A finishes, perfectly suited for contemporary medical practices. The well-designed layout includes exam rooms, welcoming reception areas, private offices, ample storage, and collaborative conference rooms. It's not just a turnkey solution; it offers healthcare providers the exciting opportunity to customize their space for maximum efficiency and convenience. This is where your medical practice can thrive and create a lasting impact!

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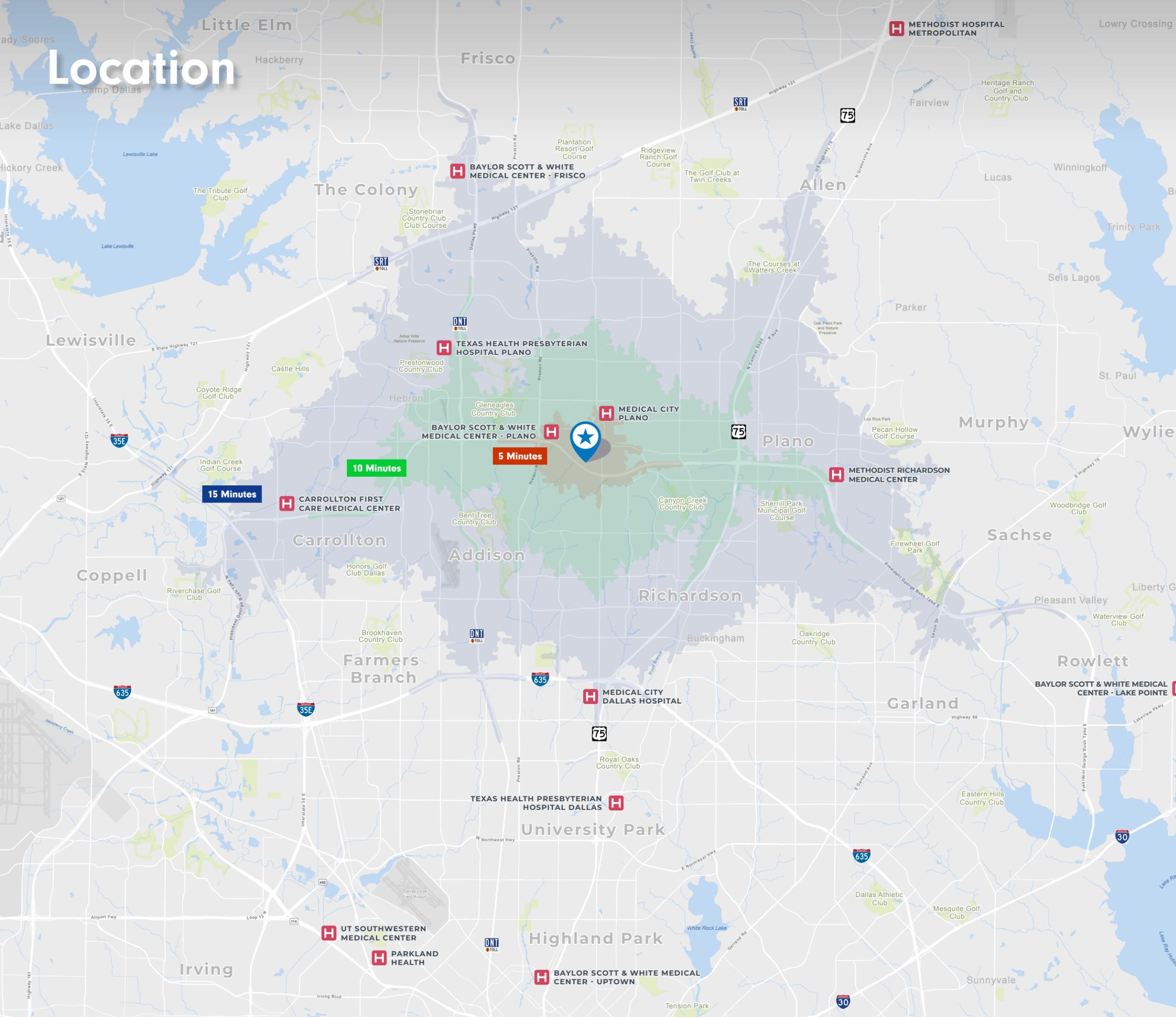
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Location

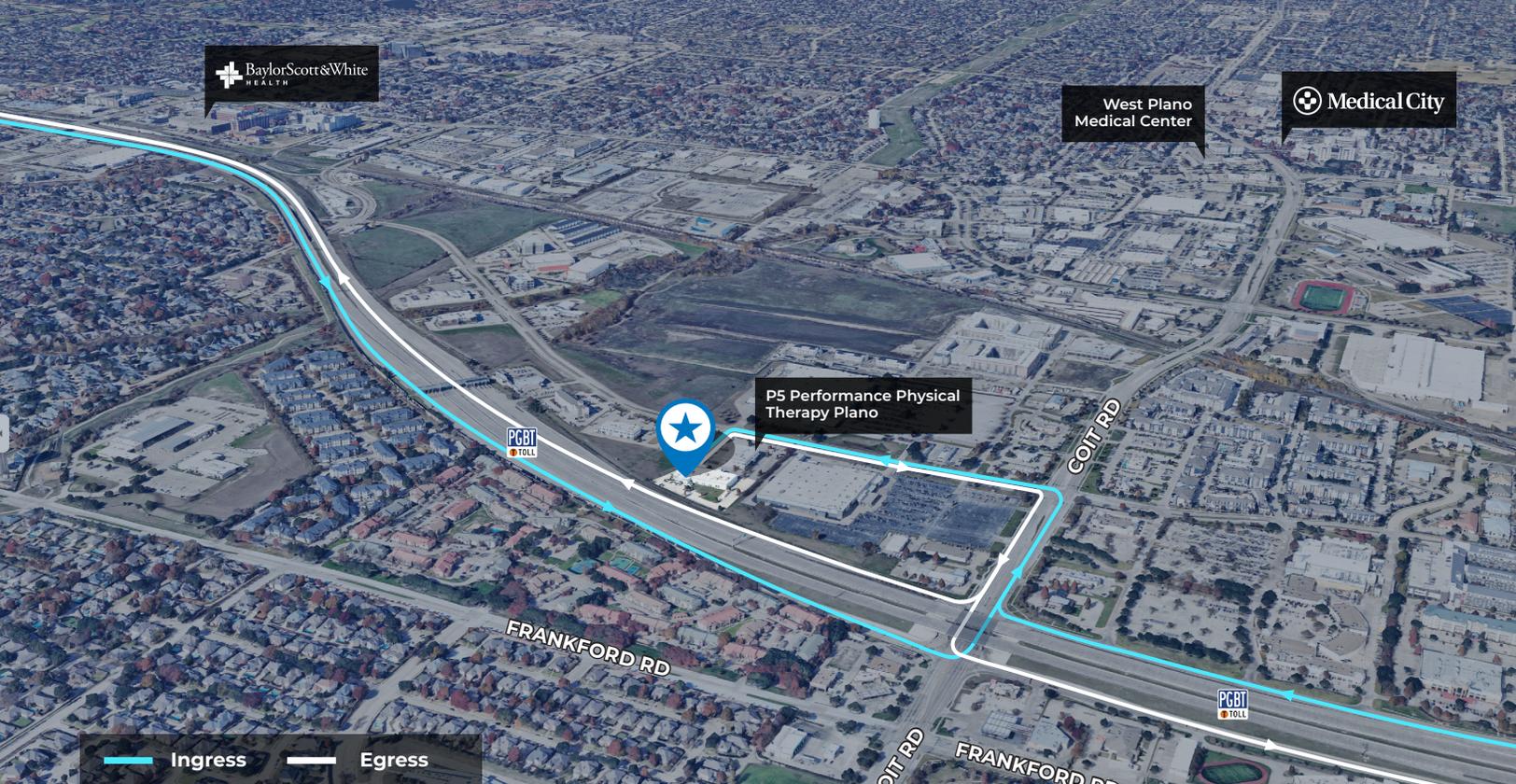


Gap Analysis

	FTEs in 5 Mile Drive	Indicated Demand	Gap
Pediatrics	118	146.3	28
Pathology	27	34.1	7
Renal	17	18.2	1
Sports Medicine	3	4.2	1
Otolaryngology	19	19.5	0
Hematology	18	18.1	0
Medical Genetics	2	2.0	0
Critical Care	11	10.8	0
Oncology	10	8.6	-1
Gastroenterology	30	28.0	-2
Emergency Medicine	89	86.8	-2
Hospice & Palliative	4	1.2	-3
Sleep	6	3.0	-3
Geriatrics	11	7.2	-4
Preventive Medicine	15	10.3	-5
Infectious Disease	17	12.2	-5
Dermatology	28	21.3	-7
Nuclear Medicine	12	5.2	-7
Pulmonary	26	18.6	-7
Hospitalist	28	19.7	-8
Urology	28	18.9	-9
Endocrinology & Diabetes	22	11.9	-10
Allergy & Immunology	23	8.6	-14
Podiatry	60	29.0	-31
Pain Medicine	43	7.0	-36
Orthopedics	90	52.4	-38
Cardiology & Vascular	99	49.6	-49
Obstetrics & Gynecology	146	82.6	-63
Physical Medicine & Rehab	105	37.0	-68
Radiology	157	82.2	-75
Family Medicine	315	233.6	-81
Psychiatry & Neurology	197	103.1	-94
Anesthesiology	219	111.3	-108
Surgery	219	101.5	-118
Vision	258	133.5	-125
Internal Medicine	388	237.8	-150
Dental	672	421.3	-251
Rheumatology	12	10.1	

GAP DETECTED

COMPETITION DETECTED



P5 Performance Physical Therapy Plano

FRANKFORD RD

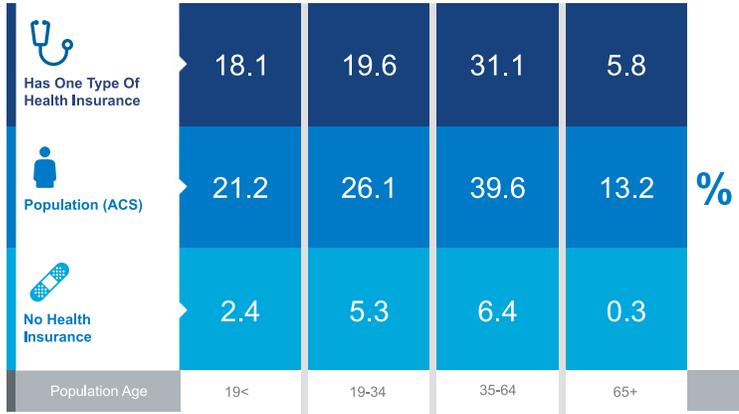
COIT RD

FRANKFORD RD

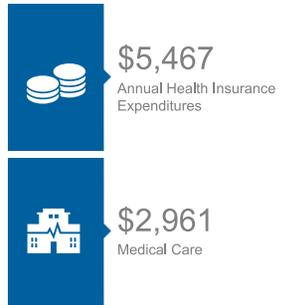
Health Care & Insurance

4100 Mapleshade Ln, Plano, Texas, 75093
Drive time of 15 minutes

This infographic provides a set of key demographic and health care indicators.



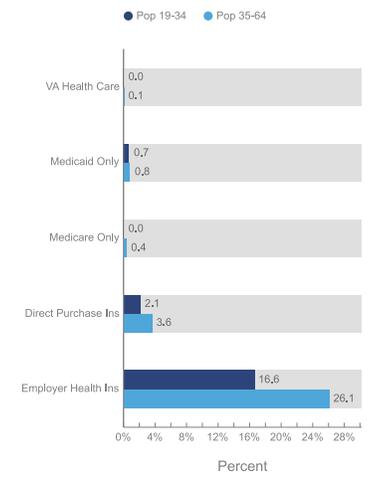
Health Care Expenditure



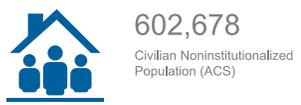
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,497.6
Medicare Payments	\$1,154.3
Physician Services	\$374.8
Dental Services	\$553.8
Eyecare Services	\$102.8
Lab Tests/X-rays	\$95.3
Hospital Room & Hospital Service	\$330.6
Convalescent/Nursing Home Care	\$40.3



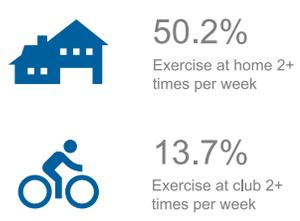
Health Insurance Coverage (ACS)



Population



Exercise (Percent of Adults)



Source: This infographic contains data provided by ACS (2019-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

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