

HEADQUARTERS VILLAGE

8240 PRESTON RD.
PLANO, TX 75024

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

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PROPERTY DESCRIPTION

Headquarters Village is ideally located in the affluent neighborhoods of Northeast Plano and Frisco. Located nearby are multiple corporate campuses including Toyota North America, JP Morgan Chase, FedEx, and Liberty Mutual.

PROPERTY HIGHLIGHTS

- Near the Preston and 121 Tollway Intersection
- Surrounded by a diverse population of young, well-educated professionals
- Neighborhood Center serving the families of Northwest Plano
- Easy access to Sam Rayburn Tollway (121) and Dallas North Tollway
- Part of a large retail submarket for Collin County and DFW in general.
- Near Children's Medical Center

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OFFERING SUMMARY

Available SF:	2,625 SF
Lot Size:	
Building Size:	89,350 SF
Vehicles Per Day:	63,224
Major Tenants:	Delucca Goucho Pizza, Holy Grail, Gyu-Kaku Japanese BBQ, Five Guys Burgers, Comerica Bank

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$87,240	\$128,140	\$135,757
Total Population	9,900	82,537	265,117
Total Households	5,248	35,947	107,692



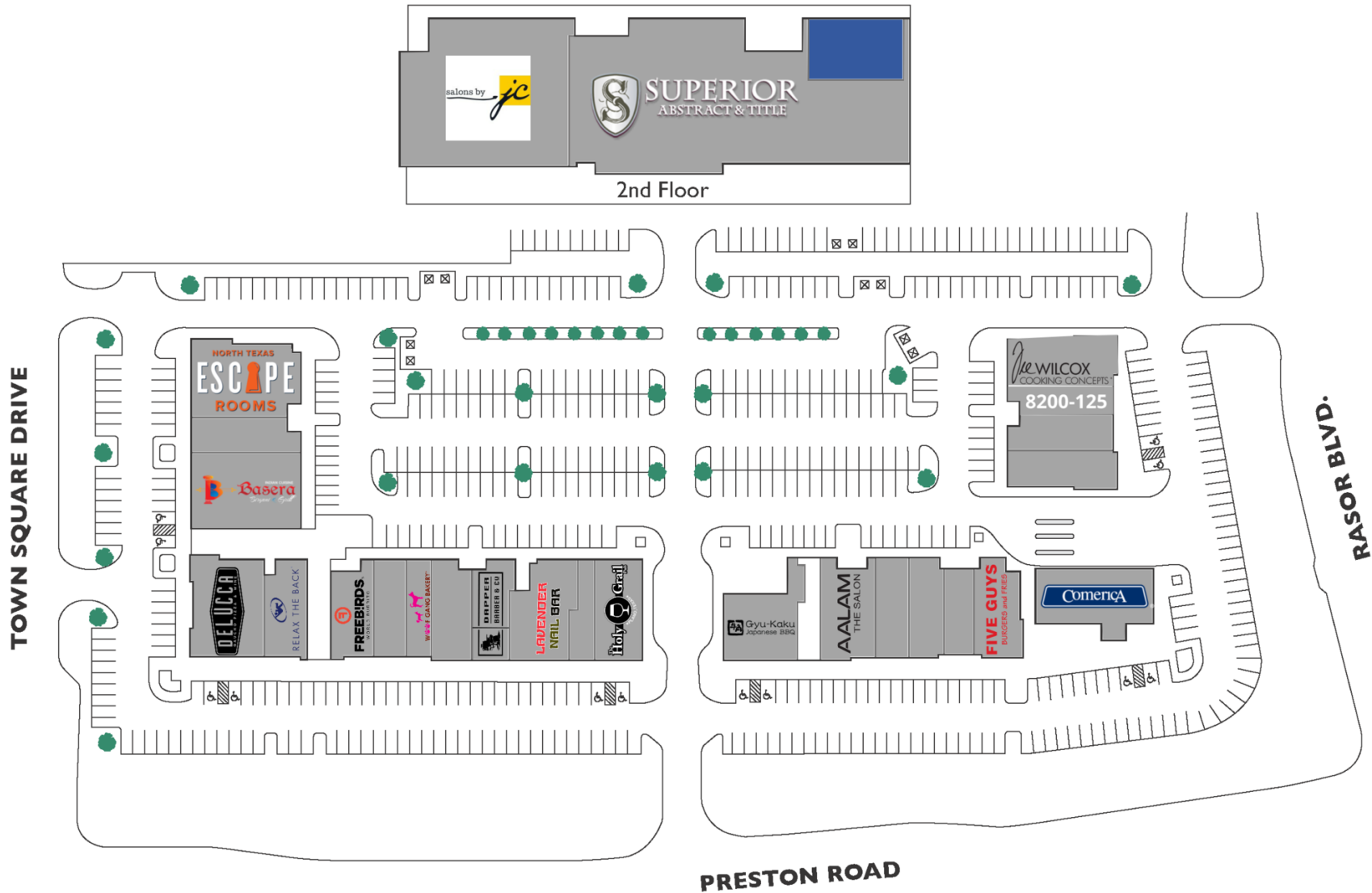
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,900	82,537	265,117
Median age	33.5	39.1	40.1
Median age (Male)	34.3	38.2	39.3
Median age (Female)	31.4	39.2	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,248	35,947	107,692
# of persons per HH	1.9	2.3	2.5
Average HH income	\$87,240	\$128,140	\$135,757
Average house value	\$350,864	\$527,024	\$467,972

* Demographic data derived from 2020 ACS - US Census

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