



**FOR LEASE/GROUND LEASE**

**FORMER MACARONI GRILL**

7205 N CENTRAL EXPY  
PLANO, TX 75025







# EXECUTIVE SUMMARY

Rare opportunity to lease a  $\pm 6,913$  sf 2<sup>nd</sup> generation restaurant space located on the outparcel of Cinemark Legacy Plano, one of Cinemark's top-performing theater locations. Situated northwest of the busy intersection of Legacy Drive (41k + VPD) and Central Expressway/US-75 (200k + VPD), this highly visible site benefits from heavy traffic flow and a built-in customer base from both the theater and surrounding commercial developments and residential communities.





# PROPERTY OVERVIEW



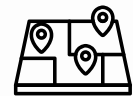
**BUILDING**  
**±6,913 SF**  
**(FOR LEASE)**



**LAND SIZE**  
**±1.83 ACRES**  
**(GROUND LEASE)**

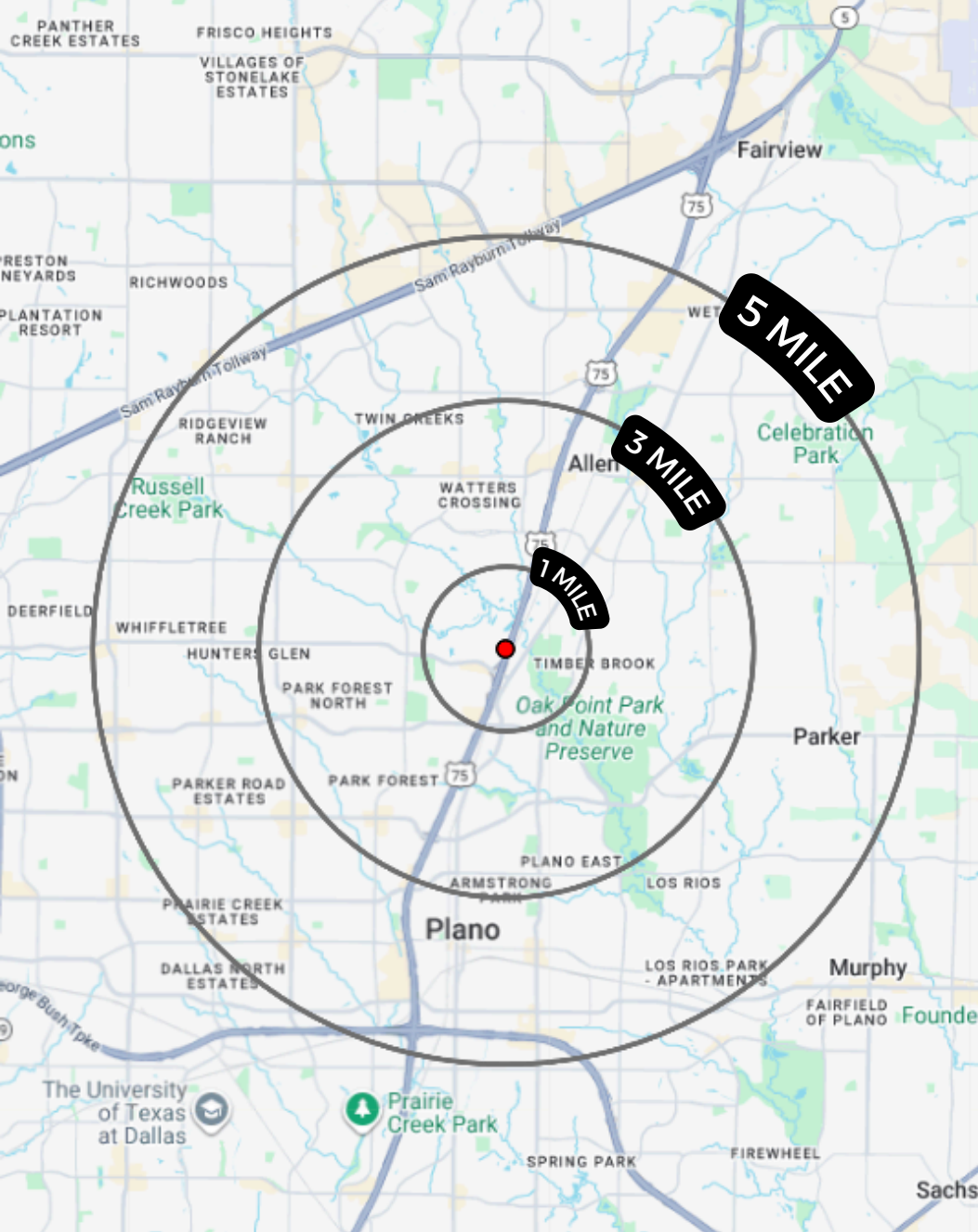


**YEAR BUILT**  
**2000**



**ZONING**  
**CC**  
**(CORRIDOR COMMERCIAL)**





## 2025 ESTIMATED POPULATION



1 MILE	12,500
3 MILES	116,567
5 MILES	321,698

## 2025 ESTIMATED HOUSEHOLDS



1 MILE	5,715
3 MILES	44,326
5 MILES	120,034

## 2025 AVERAGE HOUSEHOLD INCOME



1 MILE	\$115,052
3 MILES	\$137,869
5 MILES	\$160,173

# AREA DEMOGRAPHICS

7205 N CENTRAL EXPY  
PLANO, TX 75025





**BENJAMIN CHIEN**  
**VICE PRESIDENT**  
(972) 419 - 4065 DIRECT  
(214) 668 - 8686 MOBILE  
[BCHIEN@HENRYSMILLER.COM](mailto:BCHIEN@HENRYSMILLER.COM)

**HENRY S. MILLER BROKERAGE, LLC**  
5151 Belt Line Road  
Suite 900  
Dallas, Texas 75254  
[www.henrysmiller.com](http://www.henrysmiller.com)

**NOTICE & DISCLAIMER:** The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.