

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

WEST PLANO, TX | 4708 W. SPRING CREEK PARKWAY | SWC W. SPRING CREEK PARKWAY AND OHIO DRIVE | #409



AVAILABLE SF: 26,100 SF

FRONTAGE: 103'-5"

ZONING: C-"COMMERCIAL"

RATES: CALL FOR RATES

## AREA ANCHORS:

**KOHL'S**  
expect great things



Sur la Table

**WAL\*MART**  
Neighborhood Market

Stacy  
FURNITURE & DESIGN

**SPROUTS**  
FARMERS MARKET

**LIFETIME**  
FITNESS

Tom Thumb

Walgreens

**H-E-B**  
[FUTURE]

## AREA ATTRACTIONS:



Carpenter Park  
Recreational  
Center

Archgate Park  
Athletic Site

- Mature residential area of West Plano featuring several sports venues
- Freestanding building surrounded by heavy residential density
- Strategically located between the major retail nodes of Stonebriar Mall and Park & Preston
- Large parking field conducive to multi-tenant opportunity

## DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2018 Population	119,268	323,785	634,249
2018 Daytime Population	211,316	432,961	745,977
2018 Average HH Income	\$129,361	\$117,940	\$111,999
2018 Median HH Income	\$97,949	\$88,507	\$82,615

## TRAFFIC COUNTS:

Preston Road: 53,822 VPD  
W. Spring Creek: 30,845 VPD  
Ohio Drive: 11,205 VPD

THE **retail** CONNECTION

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**CHAINLINKS**  
RETAIL ADVISORS  
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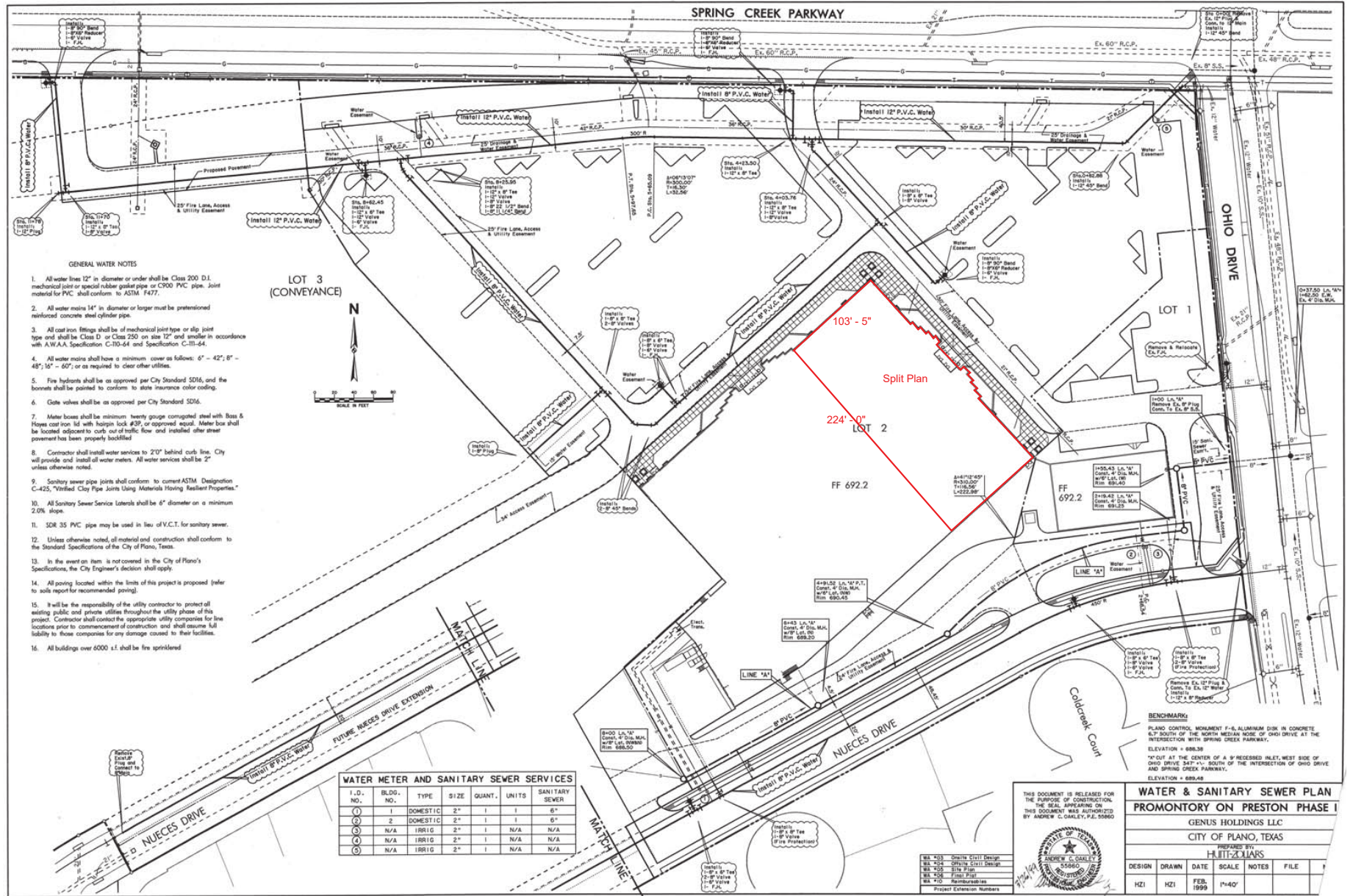
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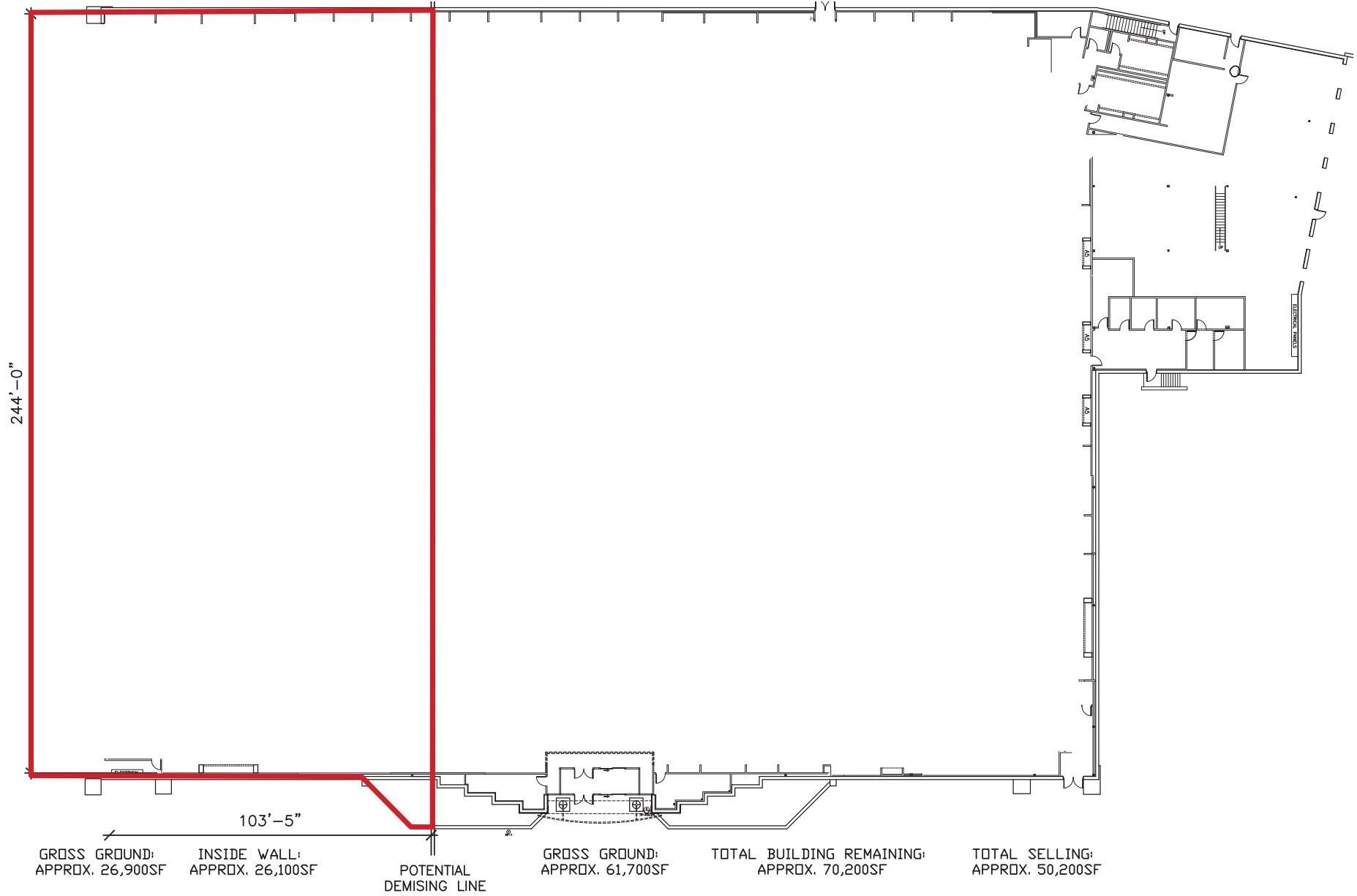
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