



SIZE

90,225 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	14,061	95,091	220,507
Households	5,575	37,742	84,712
Median HH Income (\$)	109,871	95,042	97,947

MAJOR TENANT(S)

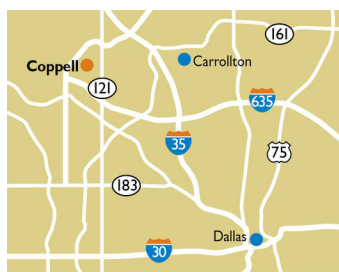
Market Street United
Supercuts

LEASING CONTACT

Ashley Selers
Mobile (513) 633-0723
aselers@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

700-760 N. Denton Tap Road | Coppel, TX 75019

PROPERTY HIGHLIGHTS

- Anchored by strong Market Street
- National tenants include GNC and Supercuts
- Located at the intersection of Denton Tap Road and State Highway 121, benefitting from the combined daily traffic of over 107,800 vehicles
- Population exceeds 95,000 people with an average household income greater than \$132,400 in a three-mile radius

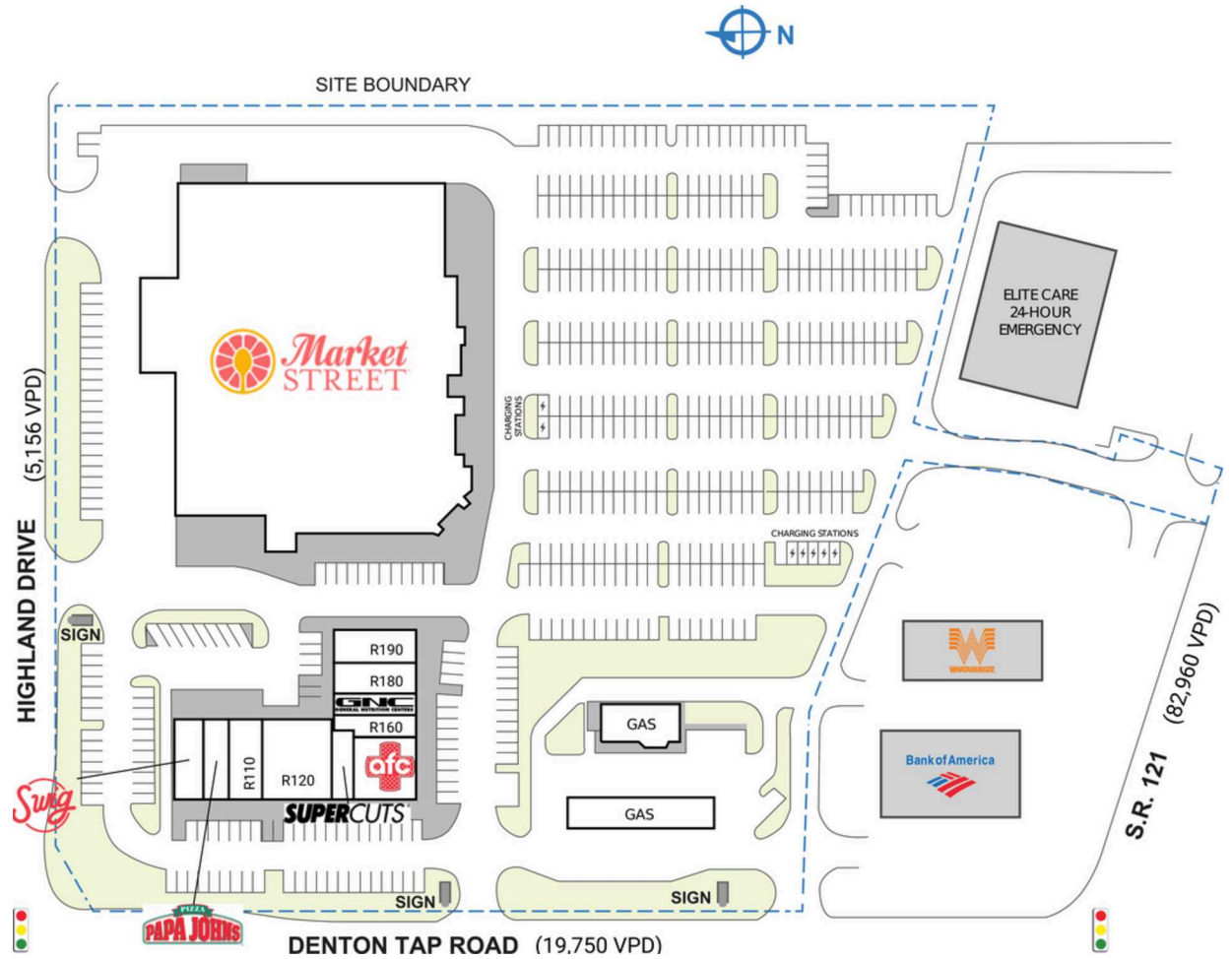


COPPELL MARKET CENTER

700-760 N. Denton Tap Road | Coppell, TX 75019

SPACE	TENANT	SQ. FT.
MS100	Market Street United	69,800 SF
R100	Swig	1,805 SF
R105	Papa John's Pizza	1,513 SF
R110	RenewaSkin Spa	2,000 SF
R120	MD Pediatric Associates	4,304 SF
R140	Supercuts	1,197 SF
R150	American Family Care	2,990 SF
R160	Kush Cigar Shop	1,292 SF
R170	GNC	1,344 SF
R180	Legacy Nail Spa	1,914 SF
R190	Coppell Smiles	2,066 SF
TOTAL SQ. FT.		90,225

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

COPPELL MARKET CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.988698

Longitude: -96.991626

Coppell Market Center Coppell, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,061	95,091	220,507
	2028 Projected Population	14,155	94,932	220,619
	2010 Census Population	11,308	80,649	185,008
	2000 Census Population	6,912	66,951	152,924
	1990 Census Population	1,231	32,087	73,508
	Historical Annual Growth 1990 to 2000	18.83%	7.63%	7.60%
	Historical Annual Growth 2000 to 2010	5.05%	1.88%	1.92%
	Estimated Annual Growth 2010 to 2023	1.60%	1.21%	1.28%
	Projected Annual Growth 2023 to 2028	0.13%	-0.03%	0.01%
	Median Age	37.1	36.6	37.0
Households	Q4 2023 Estimated Households	5,575	37,742	84,712
	2028 Projected Households	5,554	37,474	84,649
	2010 Census Households	4,714	31,985	71,468
	2000 Census Households	2,637	25,810	58,228
	1990 Census Households	437	12,707	29,047
	Historical Annual Growth 1990 to 2000	19.69%	7.34%	7.20%
	Historical Annual Growth 2000 to 2010	5.98%	2.17%	2.07%
	Estimated Annual Growth 2010 to 2023	1.23%	1.21%	1.24%
	Projected Annual Growth 2023 to 2028	-0.07%	-0.14%	-0.01%
	Population per Household	2.51	2.51	2.60
Population by Race	White	35.7%	42.1%	40.6%
	Black or African American	13.9%	13.3%	11.3%
	Asian & Pacific Islander	28.0%	18.7%	22.9%
	Other Races	4.6%	4.9%	4.3%
	Hispanic Population	17.8%	21.1%	20.9%
Income	Average Household Income	\$140,366	\$132,445	\$127,484
	Median Household Income	\$109,871	\$95,042	\$97,947
	Per Capita Income	\$55,792	\$52,753	\$49,102
Education (Age 25+)	Elementary	0.8%	2.9%	3.8%
	Some High School	2.2%	2.8%	3.5%
	High School Graduate	12.6%	14.7%	15.7%
	Some College	20.2%	19.3%	17.9%
	Associates Degree Only	5.7%	6.4%	6.3%
	Bachelors Degree Only	33.7%	33.4%	33.2%
	Graduate Degree	24.9%	20.5%	19.5%
Business	Number of Businesses	407	2,691	7,111
	Total Number of Employees	8,559	55,520	142,169
	Employees per Business	21.01	20.63	19.99
	Residential Population per Business	34.51	35.33	31.01

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.