



## SIZE

166,978 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,157	124,276	363,721
<b>Households</b>		
5,575	54,625	157,787
<b>Median HH Income (\$)</b>		
99,376	99,851	97,200

## MAJOR TENANT(S)

Market Street United  
We Rock The Spectrum



## LOCATION

1901-1941 Preston Road | Plano, TX 75093

## PROPERTY HIGHLIGHTS

- Anchored by strong performing Market Street
- Located in Plano, a suburb 19 miles north of Dallas, with a population exceeding 124,200 in a three-mile radius and an average household income greater than \$149,900
- The center is situated at the high-traffic intersection of Preston Road and West Park Boulevard, which benefits from over 79,700 vehicles per day

## LEASING CONTACT

Ashley Sellers  
Mobile (513) 633-0723  
asellers@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



**PHILLIPS EDISON & COMPANY®**

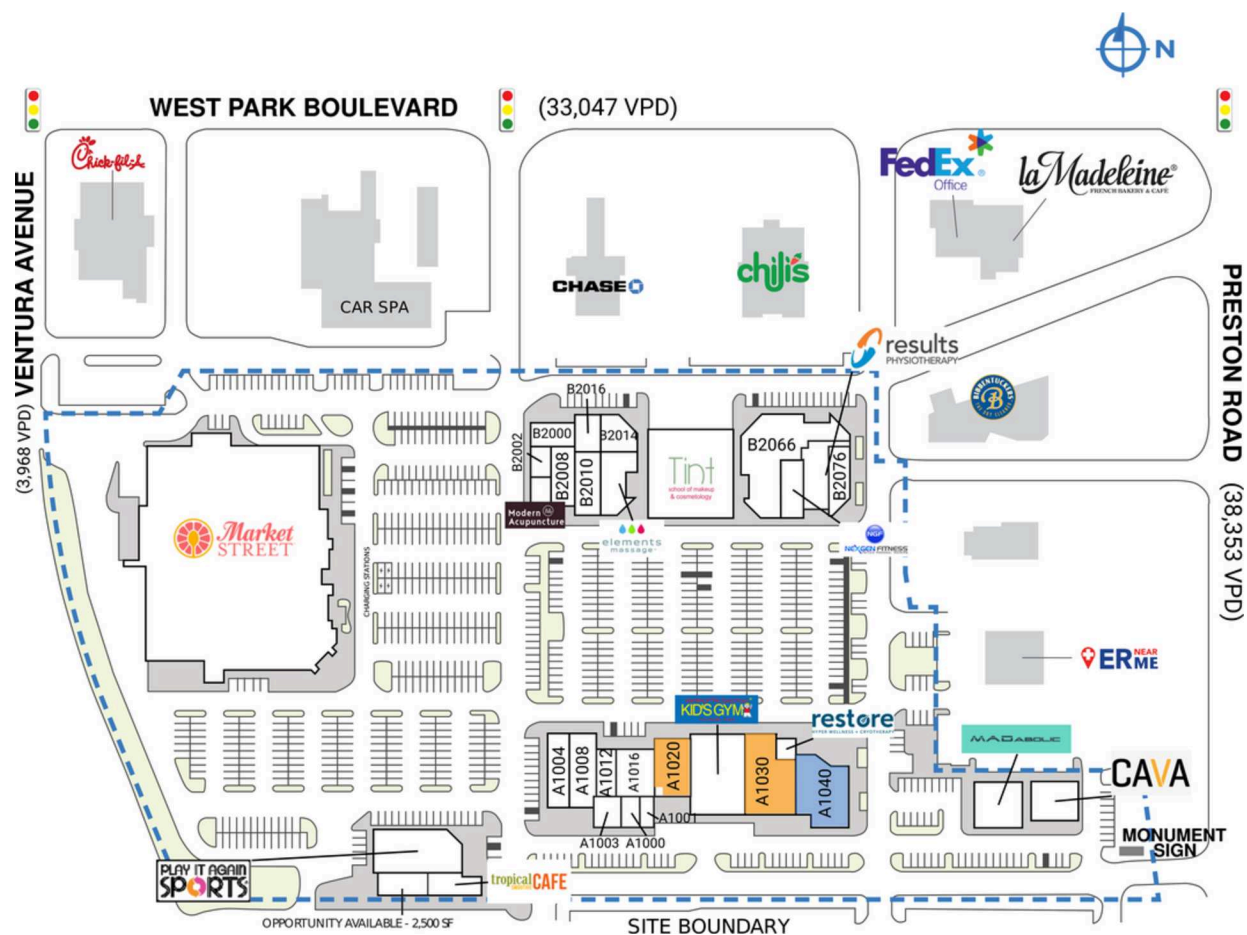
# PLANO MARKET STREET

1901-1941 Preston Road | Plano, TX 75093

SPACE	TENANT	SQ. FT.	
A1000	CPR Plano	800 SF	
A1001	Kush Cigar	1,001 SF	
A1003	Supercuts	1,400 SF	
A1004	South Fork Cafe	3,200 SF	
A1008	Indy Clover	3,126 SF	
A1012	Honeybird Sandwiches + Donuts	1,681 SF	
A1016	Deluxe Nail Salon	2,942 SF	
A1020	AVAILABLE	3,741 SF	
A1022	We Rock The Spectrum	8,000 SF	
A1030	AVAILABLE	5,978 SF	
A1035	Restore Hyper Wellness + Cryotherapy	1,583 SF	
A1040	COMING AVAILABLE	4,939 SF	
B2000	Cherry Blossom Wine Lounge	1,964 SF	
B2002	JB Jewelers	1,350 SF	
B2004	Modern Acupuncture	1,394 SF	
B2008	Connected Health Centers	1,927 SF	
B2010	Plano Smile Center	1,978 SF	
B2012	Elements Therapeutic Massage	2,175 SF	
B2014	Gaia Flow Yoga	2,946 SF	
B2016	Plano Taekwondo	2,158 SF	
B2022	Tint School of Makeup & Cosmetology	12,572 SF	
B2066	Mattison Avenue Salon Suites and Spa	8,495 SF	
B2070	NexGen Fitness	2,542 SF	
B2074	Results Physiotherapy	3,060 SF	
B2076	Total Men's Primary Care	1,930 SF	
C1929	Market Street United	69,971 SF	
D1000	Play It Again Sports	5,616 SF	
D1002	Tropical Smoothie Cafe	1,800 SF	
E1000	CAVA Mezze Grill	3,000 SF	
E1002	MADabolic	3,709 SF	
TOTAL SQ. FT.		166,978	

## SITE LEGEND

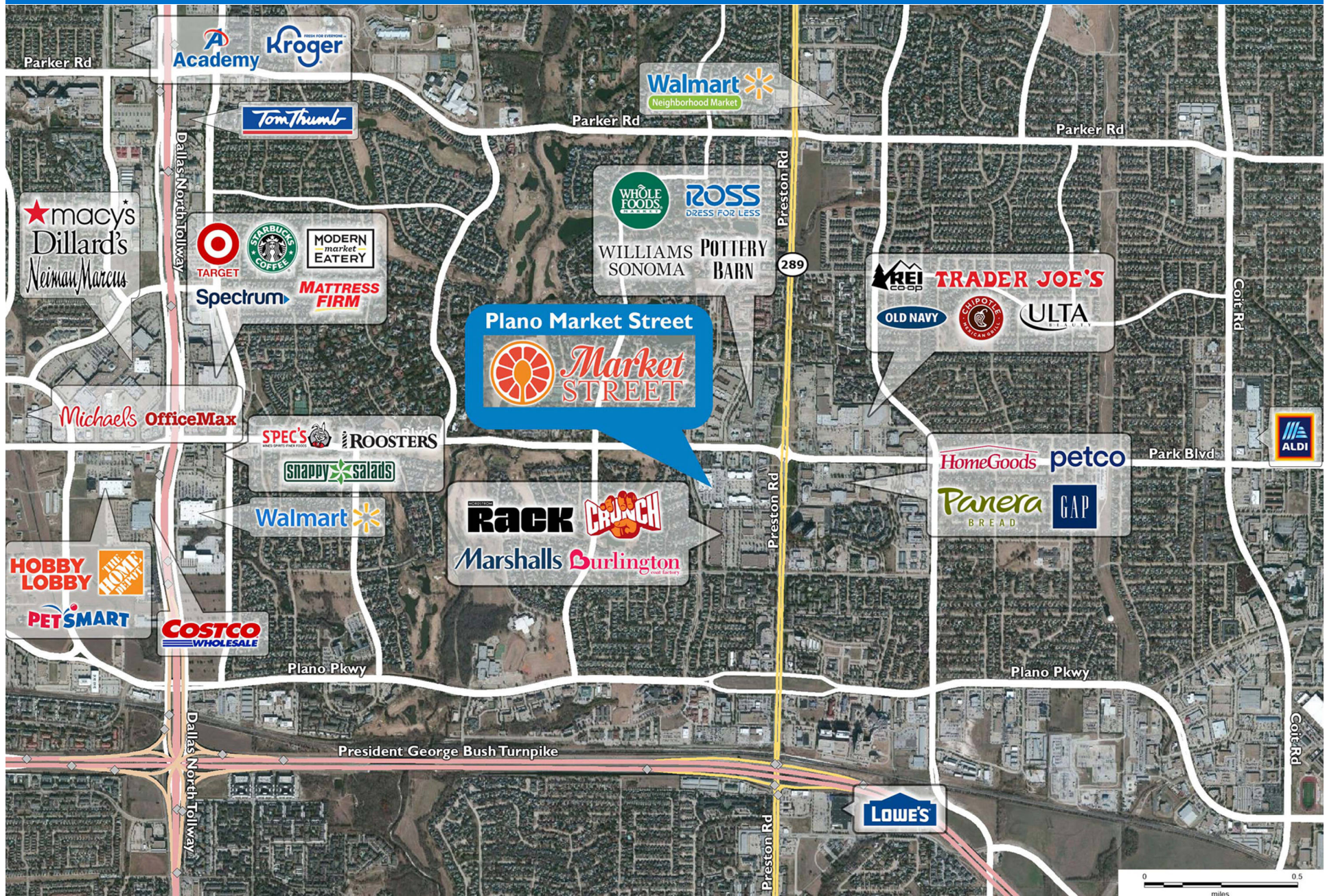
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> 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.

# PLANO MARKET STREET

1901-1941 Preston Road | Plano, TX 75093



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.026243

Longitude: -96.796955

Plano Market Street Plano, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,157	124,276	363,721
	2028 Projected Population	11,115	115,696	349,207
	2010 Census Population	11,298	114,279	310,948
	2000 Census Population	10,430	109,061	283,181
	1990 Census Population	5,937	57,998	185,029
	Historical Annual Growth 1990 to 2000	5.80%	6.52%	4.35%
	Historical Annual Growth 2000 to 2010	0.80%	0.47%	0.94%
	Estimated Annual Growth 2010 to 2023	0.53%	0.61%	1.15%
	Projected Annual Growth 2023 to 2028	-1.78%	-1.42%	-0.81%
	Median Age	41.4	40.1	38.5
Households	Q4 2023 Estimated Households	5,575	54,625	157,787
	2028 Projected Households	5,097	50,858	151,651
	2010 Census Households	5,145	51,054	137,649
	2000 Census Households	4,664	47,693	121,056
	1990 Census Households	2,402	24,381	76,675
	Historical Annual Growth 1990 to 2000	6.86%	6.94%	4.67%
	Historical Annual Growth 2000 to 2010	0.99%	0.68%	1.29%
	Estimated Annual Growth 2010 to 2023	0.59%	0.49%	1.00%
	Projected Annual Growth 2023 to 2028	-1.78%	-1.42%	-0.79%
	Population per Household	2.18	2.27	2.26
Population by Race	White	54.7%	52.8%	51.8%
	Black or African American	9.2%	10.9%	11.2%
	Asian & Pacific Islander	19.6%	17.5%	17.2%
	Other Races	5.1%	4.5%	4.7%
	Hispanic Population	11.3%	14.3%	15.1%
Income	Average Household Income	\$144,112	\$149,962	\$139,042
	Median Household Income	\$99,376	\$99,851	\$97,200
	Per Capita Income	\$66,100	\$66,088	\$60,579
Education (Age 25+)	Elementary	0.6%	1.3%	1.9%
	Some High School	2.1%	2.0%	2.4%
	High School Graduate	10.6%	11.2%	12.1%
	Some College	17.4%	16.3%	17.2%
	Associates Degree Only	7.2%	6.5%	6.2%
	Bachelors Degree Only	37.2%	37.5%	36.7%
	Graduate Degree	24.8%	25.1%	23.5%
Business	Number of Businesses	1,077	6,345	14,731
	Total Number of Employees	17,319	97,266	245,059
	Employees per Business	16.07	15.33	16.64
	Residential Population per Business	11.28	19.59	24.69

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