



FAMILY-ORIENTED TENANT MIX

Spring Creek is in a high-growth area approximately one mile from Collin County Community College. LA Fitness anchors the thriving shopping center and generates thousands of car trips per week. Notable tenants include:

- Starbucks
- Taco Cabana
- Capital One
- Five Guys Burgers
- Panda Express
- Subway

PROPERTY OVERVIEW

Rental Rates: \$25.00 - \$35.00 PSF
 NNN's: \$9.12 PSF
 Available Space: 2,226 - 8,074 SF

TRAFFIC COUNTS

- Spring Creek at U.S. 75: 56,435 CPD
- K Avenue at Spring Creek: 36,306 CPD
- U.S. 75: 230,000 CPD

DEMOGRAPHICS

| | 1Mile | 3Mile | 5Mile |
|-----------------|----------|----------|-----------|
| Population: | 115,022 | 284,015 | 459,357 |
| Employment: | 34,867 | 82,715 | 167,161 |
| Average Income: | \$81,002 | \$99,861 | \$101,226 |

TENANT ROSTER

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|-------------------------|-------|-------|----------------------|-------|--------------|------------------|--------------|
| B-100 | Starbucks | 1,800 | C-120 | Verizon Wireless | 1,426 | C-170 | Sports Clips | 1,203 |
| B-110 | The UPS Store | 1,196 | C-130 | uBreakiFix | 1,375 | C-180 | Jamba Juice | 1,452 |
| B-120 | Panda Express | 2,012 | C-140 | Shredded Supplements | 1,374 | F-110 | AVAILABLE | 6,478 |
| C-100 | Great Harvest Bread Co. | 2,244 | C-150 | Nail Star | 1,305 | F-140 | AVAILABLE | 2,226 |
| C-110 | Five Guys Burgers | 2,647 | C-160 | Subway | 1,343 | F-160 | Massage Envy | 2,991 |

SITE PLAN

