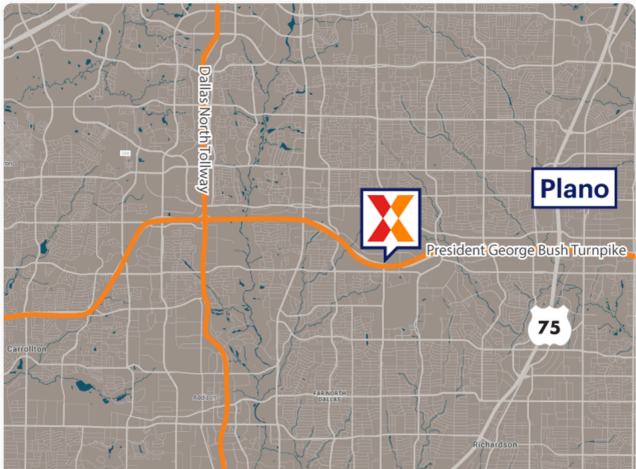


Market Plaza

3801 W. President George Bush Turnpike | Plano, TX 75075

Collin County Dallas-Fort Worth-Arlington, TX 152,500 Sq Ft

33.0013, -96.7657



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 12,145 | 125,996 | 373,901 |
| Daytime Pop. | 37,940 | 189,196 | 542,779 |
| Households | 5,611 | 51,334 | 161,075 |
| Income | \$116,287 | \$157,761 | \$145,836 |

Source: Synergos Technologies, Inc. 2024

- Anchored by Central Market with top national brands including ATI Physical Therapy, Dunkin' and Chipotle
- Ranked in the top 9% of like centers in the market drawing an estimated 2.6M+ annual visits (Placer.ai 2024)
- Strong daytime population of 180K+ within a 3-mile radius, plus nearby University of Texas at Dallas with 29K+ students (UTD 2024)
- Located at prominent intersection of Pres George Bush Tpke with 110K+ vehicles daily and Coit Rd with 59K+ vehicles daily (Kalibrate 2020)
- Affluent and highly educated trade area with an avg household income of \$145K+ and 63% that have a college education within 3 miles
- Surrounded by a dense population of 126K+ within a 3-mile radius

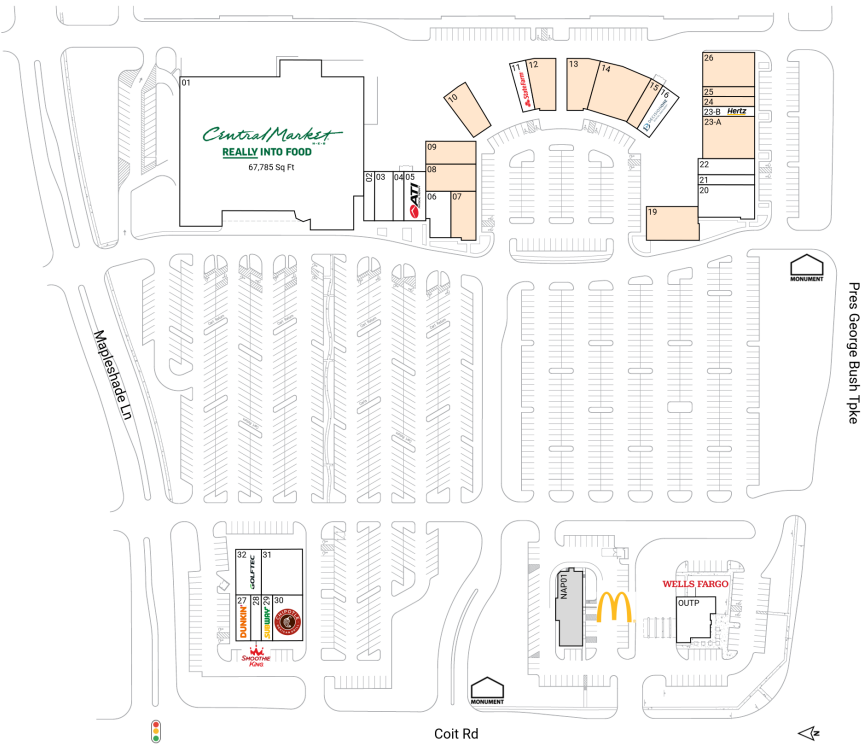


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Available Spaces

| | | | | |
|----|-------------|------|------|-------------|
| 07 | 3,400 Sq Ft | 360° | 15 | 1,700 Sq Ft |
| 08 | 3,600 Sq Ft | 360° | 19 | 4,500 Sq Ft |
| 09 | 3,600 Sq Ft | | 23-A | 5,670 Sq Ft |
| 10 | 2,500 Sq Ft | | 24 | 1,200 Sq Ft |
| 12 | 2,784 Sq Ft | 360° | 25 | 1,200 Sq Ft |
| 13 | 2,700 Sq Ft | | 26 | 4,337 Sq Ft |
| 14 | 5,000 Sq Ft | | | |

Current Tenants

Space size listed in square feet

| | | |
|-------|------------------------|--------|
| 01 | Central Market | 67,785 |
| 02 | Nazo Jewelry | 1,320 |
| 03 | M Spa & Beauty Nails | 2,264 |
| 04 | Slim 4 Life | 1,316 |
| 05 | ATI Physical Therapy | 2,800 |
| 06 | Vu's Tailor | 2,572 |
| 11 | State Farm | 1,200 |
| 16 | Decision One Dental | 2,700 |
| 20 | SAKAE Hibachi & Sushi | 4,250 |
| 21 | Rainbow Teashop | 1,200 |
| 22 | DFW MRI | 2,169 |
| 23-B | Hertz | 1,200 |
| 27 | Dunkin' | 1,435 |
| 28 | Smoothie King | 1,200 |
| 29 | Subway | 1,286 |
| 30 | Chipotle Mexican Grill | 3,000 |
| 31 | The Dental Method | 4,491 |
| 32 | GOLFTEC | 2,645 |
| OUTP | Wells Fargo | 5,476 |
| NAP01 | McDonald's | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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