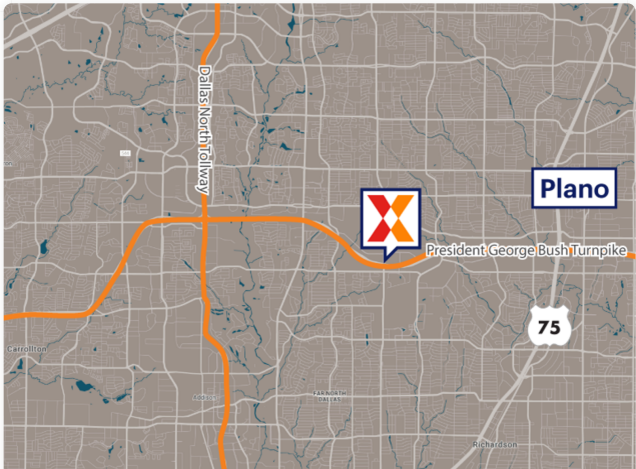


# Market Plaza

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

Collin County Dallas-Fort Worth-Arlington, TX 147,500 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

Highly trafficked center drawing an estimated 2.7M+ annual visits (Placer.ai 2025)

Strong daytime population of 189K+ 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 140K+ vehicles daily and Coit Rd with 59K+ vehicles daily (Kalibrate 2022, 2020)

Affluent and highly educated trade area with an avg household income of \$157K+ and 62% that have a college education within 3 miles

Surrounded by a dense population of 125K+ within a 3-mile radius

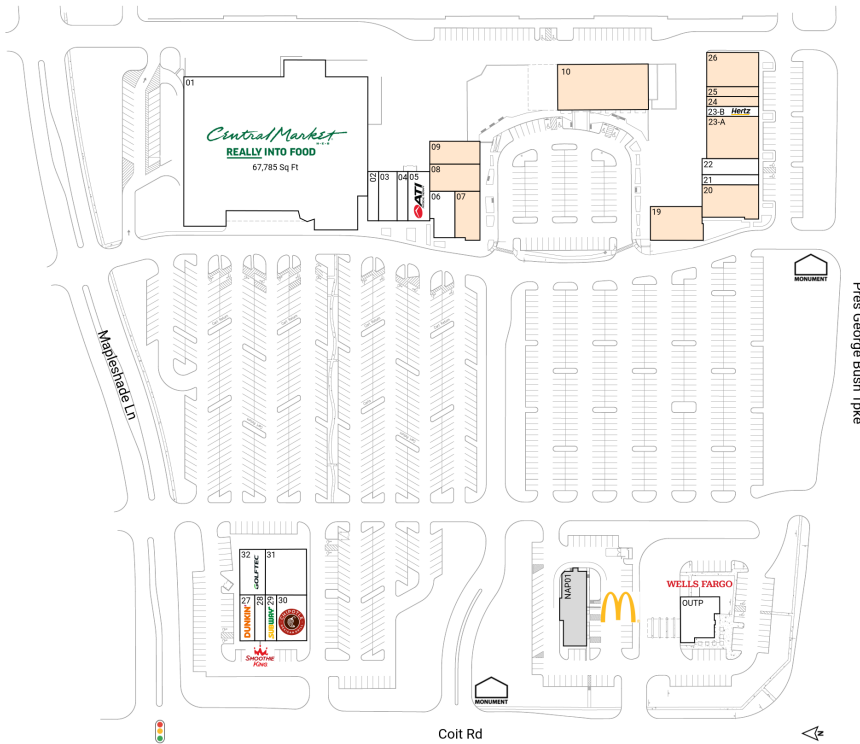


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### Available Spaces

|    |              |      |      |             |
|----|--------------|------|------|-------------|
| 07 | 3,400 Sq Ft  | 360° | 16   | 2,700 Sq Ft |
| 08 | 3,600 Sq Ft  | 360° | 19   | 4,500 Sq Ft |
| 09 | 3,600 Sq Ft  |      | 20   | 4,250 Sq Ft |
| 10 | 10,000 Sq Ft |      | 23-A | 5,670 Sq Ft |
| 12 | 2,784 Sq Ft  | 360° | 24   | 1,200 Sq Ft |
| 13 | 2,700 Sq Ft  |      | 25   | 1,200 Sq Ft |
| 14 | 5,000 Sq Ft  |      | 26   | 4,337 Sq Ft |
| 15 | 1,700 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  |
| 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.

