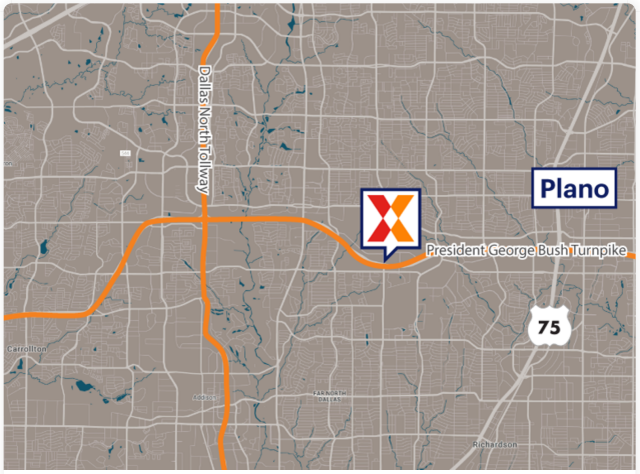
Market Plaza

Collin County | Dallas-Fort Worth-Arlington, TX | 147,500 Sq Ft

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

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°	20	4,250 Sq Ft	360°
08	3,600 Sq Ft	360°	23-A	5,670 Sq Ft	360°
09	3,600 Sq Ft	360°	24	1,200 Sq Ft	360°
17	2,177 Sq Ft		25	1,200 Sq Ft	360°
18	5,980 Sq Ft		26	4,337 Sq Ft	
19	4,629 Sq Ft	360°			

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
10	Kirby Ice House	10,000
21	Manna Tea House	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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