ROSEBRIAR PROPERTIES

SPRING CREEK PLAZA | FOR LEASE

NEC Spring Creek Parkway and U.S. 75 | Plano, Texas 75074



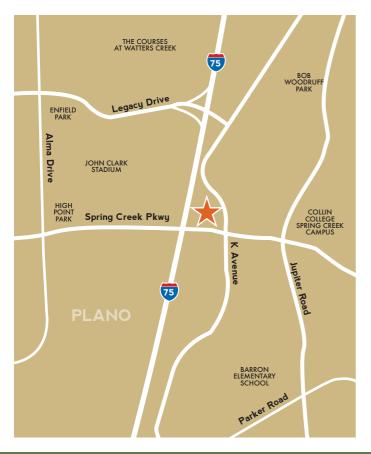












FAMILY-ORIENTED TENANT MIX

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 over 1,200-1,800 car trips per week. Other notable tenants include:

StarbucksTaco CabanaCapital OneFive Guys BurgersPanda ExpressSubway

PROPERTY OVERVIEW

Rental Rates: \$25.00-\$35.00 PSF

NNN's: \$8.33 PSF Available Space: Fully Leased

TRAFFIC COUNTS

Spring Creek at U.S. 75: 56,435 CPDK 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

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TENANT ROSTER

| SUITE | TENANT | SF |
|-------|-------------------------|-------|
| B-100 | Starbucks | 1,800 |
| B-110 | The UPS Store | 1,196 |
| B-120 | Panda Express | 2,012 |
| C-100 | Great Harvest Bread Co. | 2,244 |
| C-110 | Five Guys Burgers | 2,647 |

| SUITE | TENANT | SF |
|-------|----------------------|-------|
| C-120 | M&M Mobile (Verizon) | 1,426 |
| C-130 | uBreakiFix | 1,375 |
| C-140 | Shredded Supplements | 1,374 |
| C-150 | Nail Star | 1,305 |
| C-160 | Subway | 1,343 |

| SUITE | TENANT | SF |
|-------|-------------------------|-------|
| C-170 | Sports Clips | 1,203 |
| C-180 | Jamba Juice | 1,452 |
| F-110 | Performance Bikes | 6,478 |
| F-140 | South Beach Tanning Co. | 2,226 |
| F-160 | Massage Envy | 2,991 |
| | | |

SITE PLAN

