



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:

- 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

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

For leasing information:

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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



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