

LOCATED IN THE HEART OF AFFLUENT PLANO, TEXAS



CUSTER CREEK

SHOPPING CENTER

2040-2070 W SPRING CREEK PARKWAY | PLANO, TX 75023

wcre
www.wcregroup.com

CUSTER CREEK

SHOPPING CENTER

2040-2070 W SPRING CREEK PARKWAY | PLANO, TX 75023

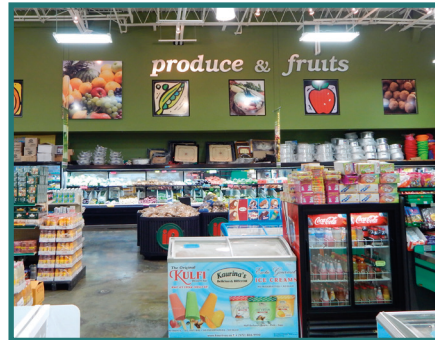
VISION

Custer Creek Center is a 78,705 square foot neighborhood retail shopping center located at 2010-2070 W. Spring Creek Parkway in the heart of Plano, Texas. The shopping center is well-positioned at the southeast corner of two major thoroughfares, Spring Creek Parkway and Custer Road.

Walgreens is located on the hard corner of the property and serves as a major draw to visitors. The center features a junior anchor grocery store with several restaurants and neighborhood service type retailers, making Custer Creek Center a one-stop shopping destination for the community. Custer Creek Center is proud to announce its newest anchor tenant, Habitat for Humanity Restore. Along with 3 suites available for lease and a pad available for development as a ground lease or pad site, Custer Creek Center is a perfect fit for national and local tenants.

HIGHLIGHTS

- Well-positioned between two major thoroughfares, Spring Creek Parkway and Custer Road, which feature daily vehicle counts of approximately 41,500 and 25,500, respectively.
- Located in the heart of Plano, Texas, an affluent suburb of Dallas, with median household incomes reaching upwards of \$100,000 in just a three-mile radius from Custer Creek Center.
- Walgreens located at Custer Creek Center's front pad site, which serves as a draw to the property.
- Custer Creek is proud to announce its newest anchor tenant, Habitat for Humanity Restore.
- Features a grocery junior anchor and several local eateries and neighborhood retailers.
- Custer Creek Center serves the neighborhood's retail and service needs.



ANIL BHAGAT

Vice President, Property Management

512.328.9800 | 512.568.8623

abhagat@wcgroup.com

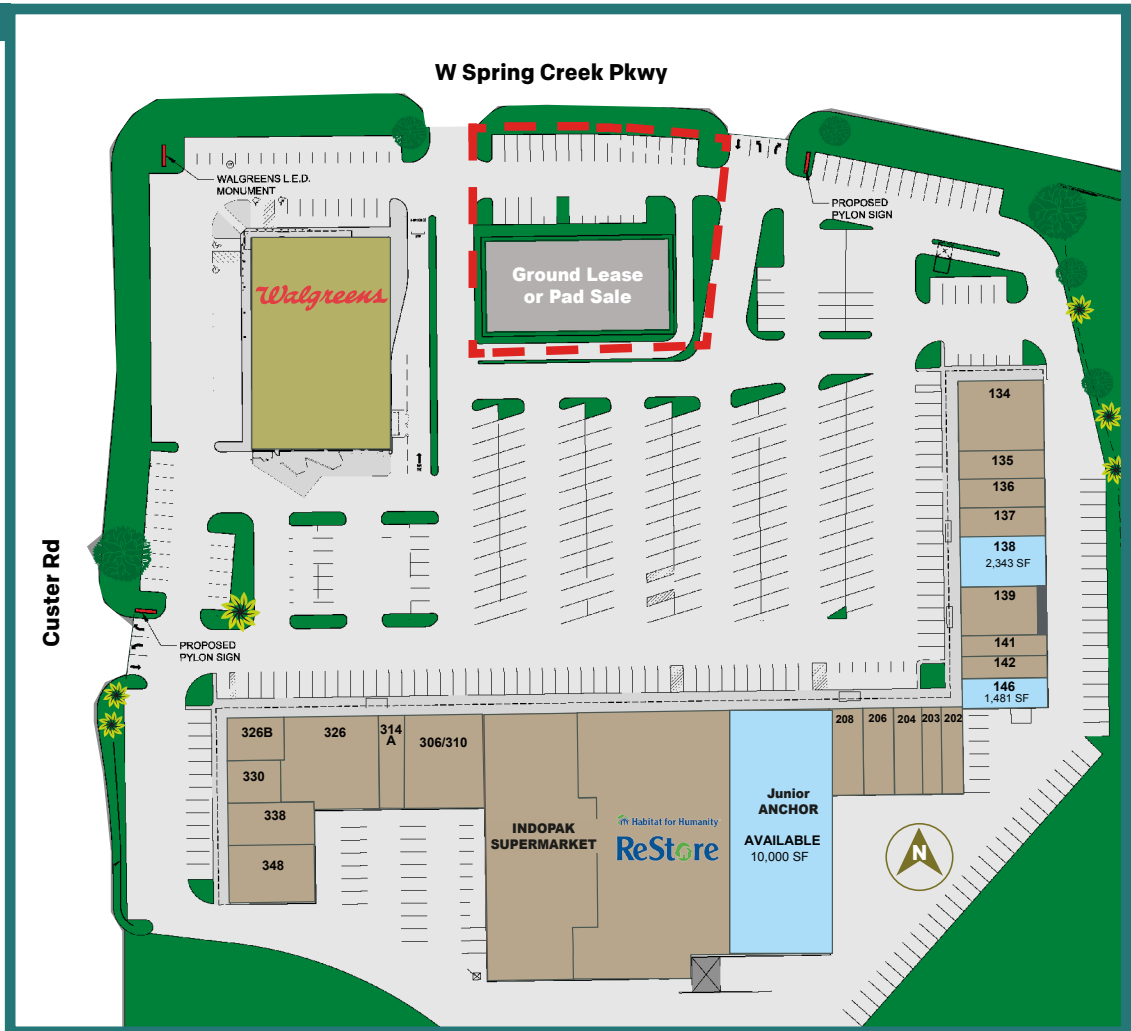
CUSTER CREEK

SHOPPING CENTER

2040-2070 W SPRING CREEK PARKWAY | PLANO, TX 75023

SITE PLAN

SUITE	TENANT	SF
134	Hot N Crunchy	3,015
135	Bengal Mortgage - Faizur Rahman	1,204
136	Sherwani Middle Eastern Bakery	1,200
137	Mary Salon - Maryam Dehghani	1,217
138	Available	2,343
139	Golden Foot Spa	1,839
141	Allstate - Tim Rho	890
142	Sign Print & Ship	621
146	Available	1,461
202	MS Electronics	927
203	Mi Art Studio	833
204	DFW Driving School	1,190
206	Jasmine Thai Kitchen	1,338
208	Dr. Rira Um	1,383
304	Cafe Mozart	4,670
314A	Jiya Design Studio	992
326	Plano Sewing	4,257
328	Ace Cash Express	1,199
330	Nail Diva	1,094
336	TK Hair Salon	1,795
346	Town & Country Cleaners	2,414
ANCHOR	IndoPak Supermarket	15,081
ANCHOR	Habitat for Humanity Restore	17,742
Jr. ANCHOR	Available	10,000



ANIL BHAGAT

Vice President, Property Management

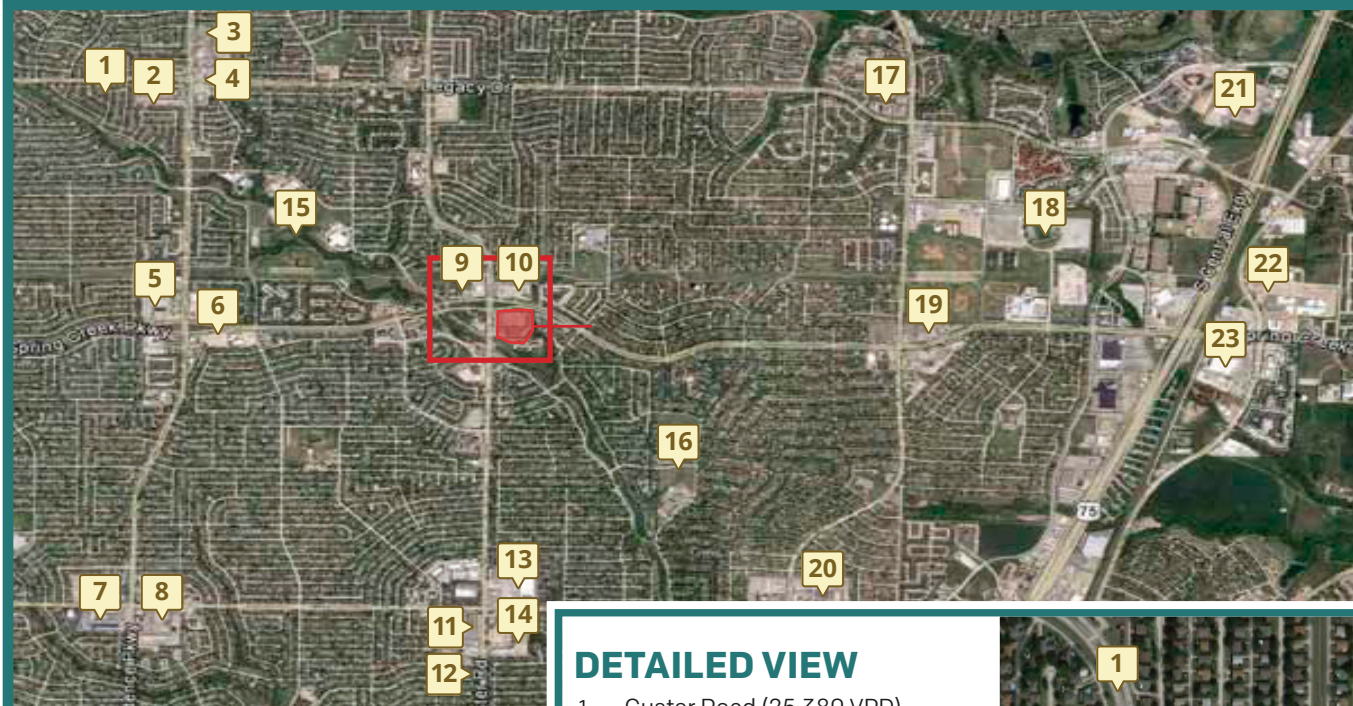
512.328.9800 | 512.568.8623

abhagat@wcgroup.com

CUSTER CREEK

SHOPPING CENTER

2040-2070 W SPRING CREEK PARKWAY | PLANO, TX 75023



2015 DEMOGRAPHICS

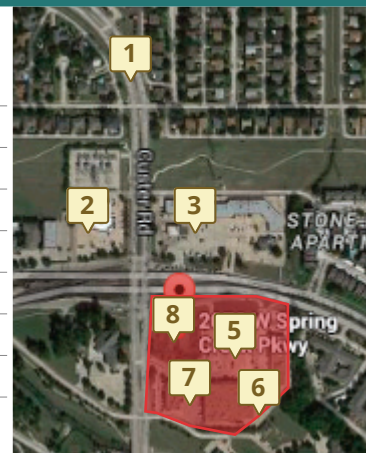
3-Mile Radius Population	140,081
3-Mile Radius Households	51,667
3-Mile Radius Avg HH Income	\$100,404

2015 TRAFFIC COUNT

Spring Creek Pkwy.	41,480
Custer Rd.	23,380

DETAILED VIEW

- 1 Custer Road (25,380 VPD)
- 2 CVS
- 3 7-11
- 4 W Spring Creek Pkwy (41,480 VPD)
- 5 Available Outparcel (1 Acre)
- 6 Available Anchor (28,120 Sq. Ft)
- 7 IndoPak Grocery
- 8 Walgreens



LOCATION INFO

- 1 Boston Market
- 2 7-11
- 3 Kroger
- 4 Domino's Pizza
- 5 McDonald's
- 6 GoodYear
- 7 RadioShack
- 8 UPS
- 9 CVS
- 10 Burger King
- 11 Sally Beauty Supply
- 12 Kroger
- 13 Home Depot
- 14 Walmart
- 15 Jack Carter Park
- 16 Carpenter Middle School
- 17 Walgreens
- 18 John Clark Stadium
- 19 Goodwill
- 20 24-Hour Fitness
- 21 Cinemark
- 22 LA Fitness
- 23 Sam's Club

ANIL BHAGAT

Vice President, Property Management

512.328.9800 | 512.568.8623

abhagat@wcgroup.com