

STAR CREEK RETAIL CENTER

977 SH-121 @ Watters Rd, Allen, Texas 75013



**1,195 SF
2nd Gen Restaurant
AVAILABLE**

HIGHLIGHTS:

- ◆ 1,195 SF 2nd Gen Restaurant Space with Patio Available (17'-6 1/2" x 75'-2")
- ◆ Join Starbucks & Papa Lopez
- ◆ Anchored by Cinemark & shadow anchored by Lifetime Fitness
- ◆ Excellent visibility and access
- ◆ Grease trap: 1,000-gal "equal value"
- ◆ Adjacent to Waterscape Urban Residential, an upscale multifamily development with 469 units
- ◆ Cross access with adjacent retailers including Cinemark, Starbucks, Papa Lopez, The Brass Tap, Shiawase, Best Brains, Barbero & Celebrity Medi Spa
- ◆ Other retailers at this intersection include Life Time Fitness, Wing Snob, Hashtag Fine Jewelers, Mexican Cactus Taco Bar, Texas Health and more

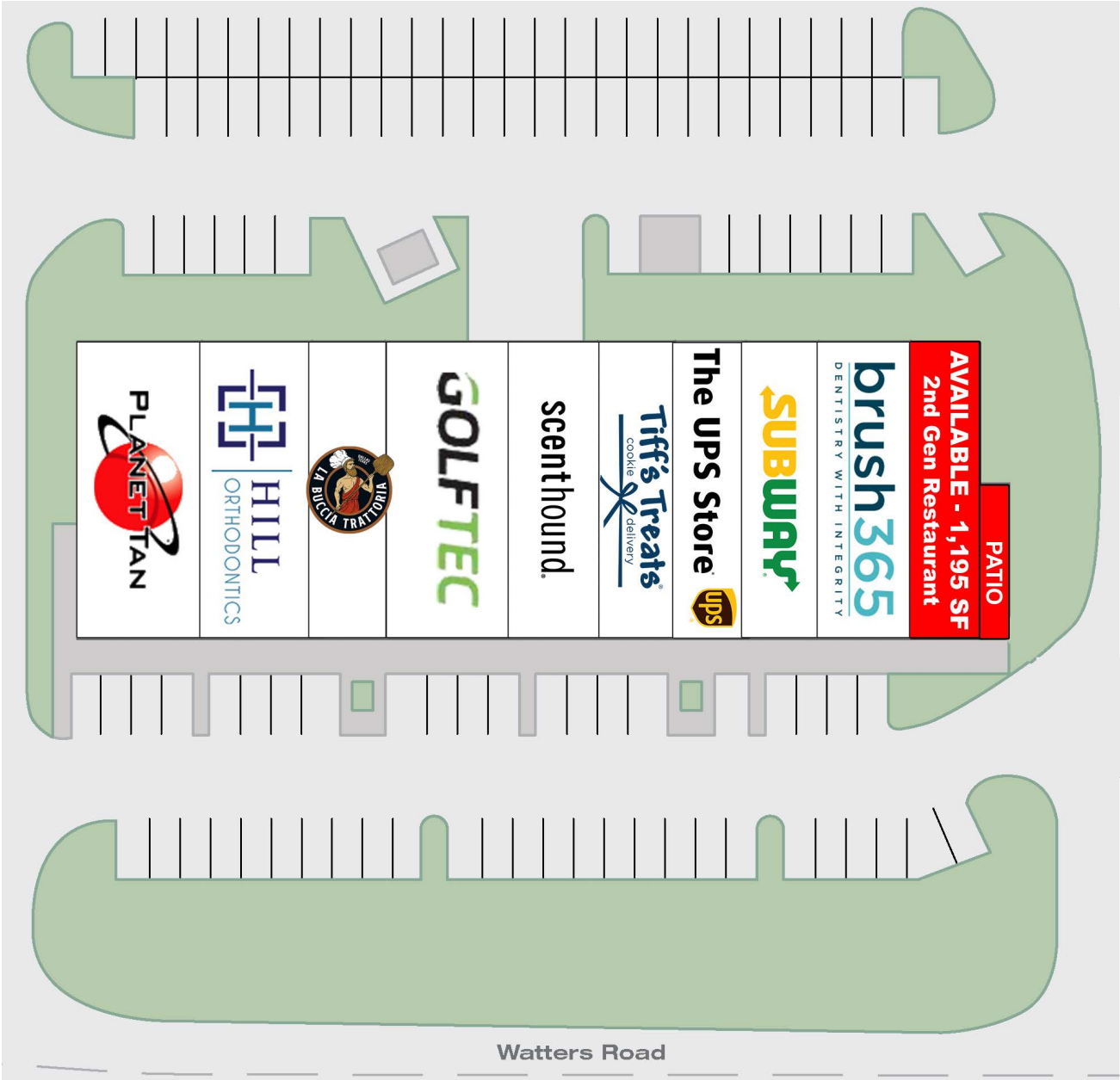
DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 POPULATION	12,026	121,017	304,372
2028 PROJECTED POP	13,982	127,191	320,486
AVERAGE HH INCOME	\$175,779	\$153,115	\$154,250

SITE PLAN

STAR CREEK RETAIL CENTER

Allen, Texas

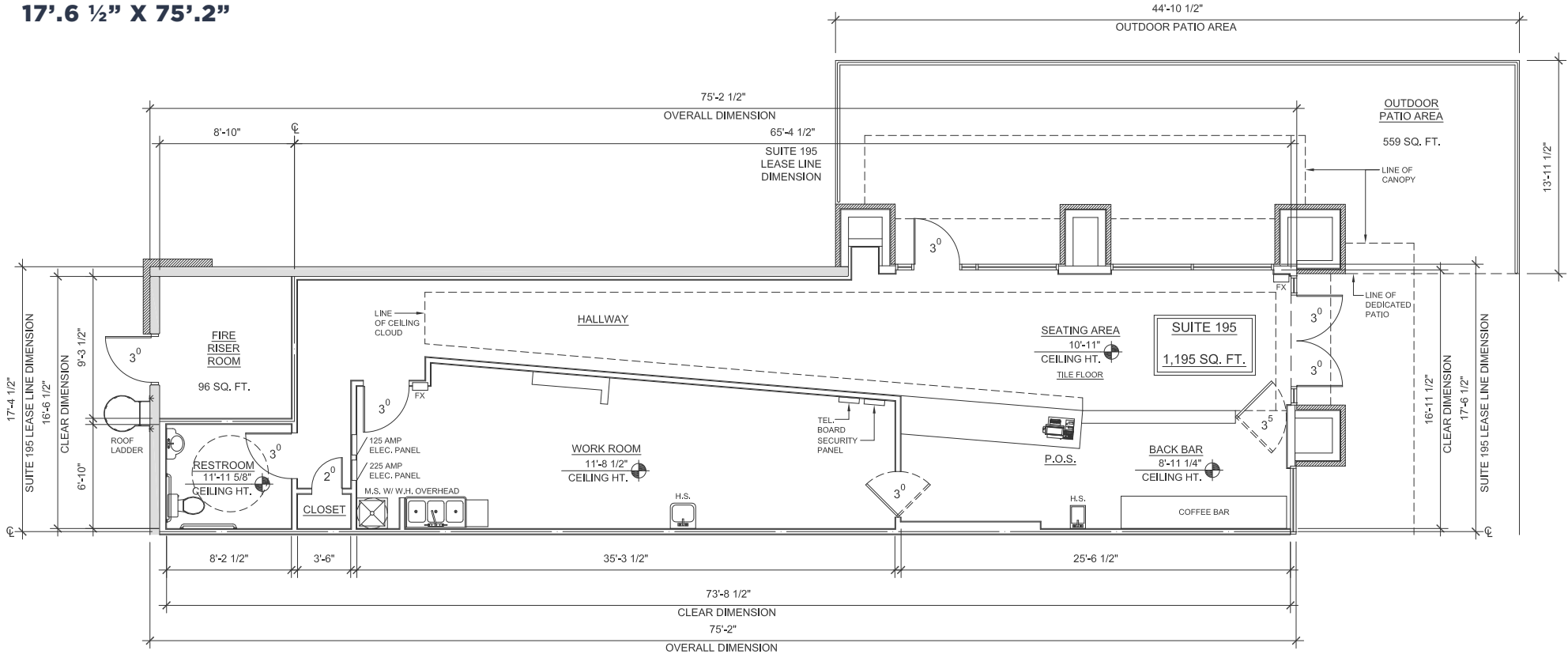


FLOOR PLAN

STAR CREEK RETAIL CENTER

Allen, Texas

17'.6 1/2" X 75'.2"



0 5 10 20 **SUITE 195 - FLOOR PLAN** 132-07-01 Suite 195 As_Built Floor Plan 01-01

SITE AERIAL

STAR CREEK RETAIL CENTER

Allen, Texas



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MARKET AERIAL

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