

Medical Space | For Sublease

1,000 - 20,867 SF AVAILABLE



4090 Mapleshade Lane

PLANO, TX 75093

NEWMARK

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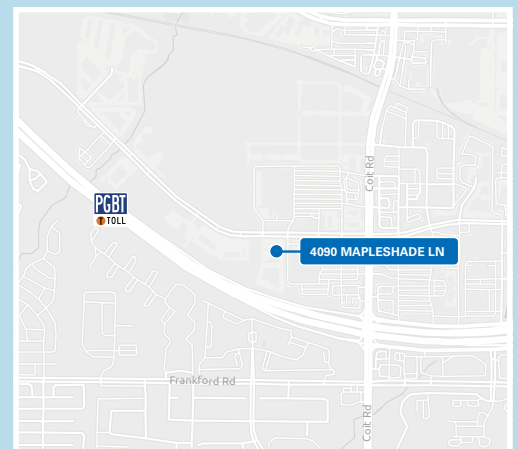


PROPERTY HIGHLIGHTS

- 29,200 RSF Office Building
- New Construction, Built in 2016
- Move-in Ready Spaces
- Excellent 2nd Gen Medical / Office
- Adjacent to Surgical Hospital
- Building Signage Available
- Easy Access to President George & Bush Turnpike / 190
- Great Visibility & Easy Access
- 5.0 / 1,000 RSF Parking Ratio

AREA DEMOGRAPHICS

TITLE	10 MINS	15 MINS	20 MINS
2023 Population	277,323	776,316	1,619,688
2028 Population	280,685	790,794	1,661,873
Growth 2023–2028	0.24%	0.37%	0.52%
2023 Households	120,406	324,654	637,734
2023 Median HH Income	\$81,540	\$83,729	\$87,278
2023 Average HH Income	\$131,420	\$125,072	\$130,433

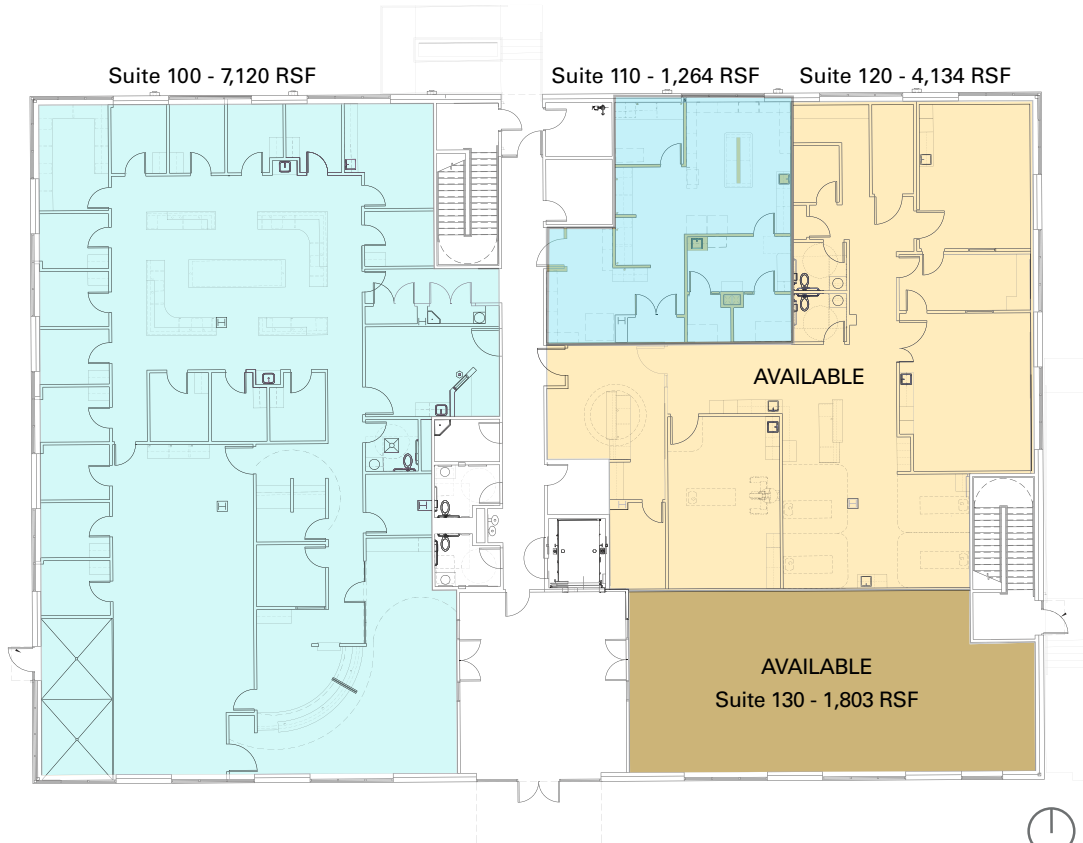


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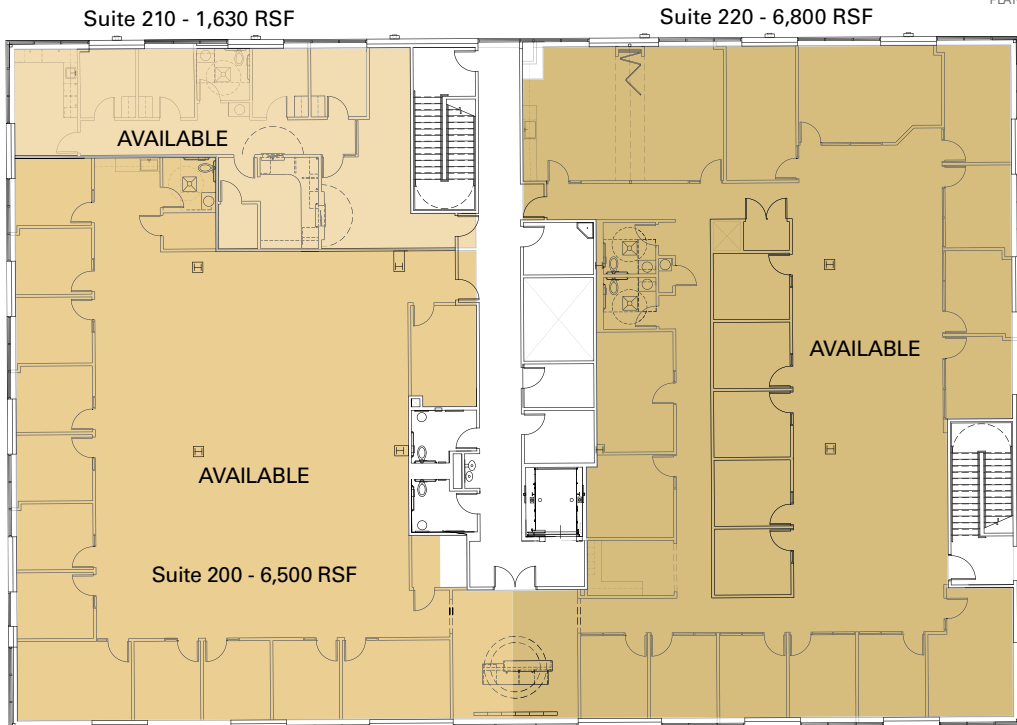
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Floorplan - 20,867 RSF Available

1st FLOOR 5,937 RSF



2nd FLOOR 14,930 RSF



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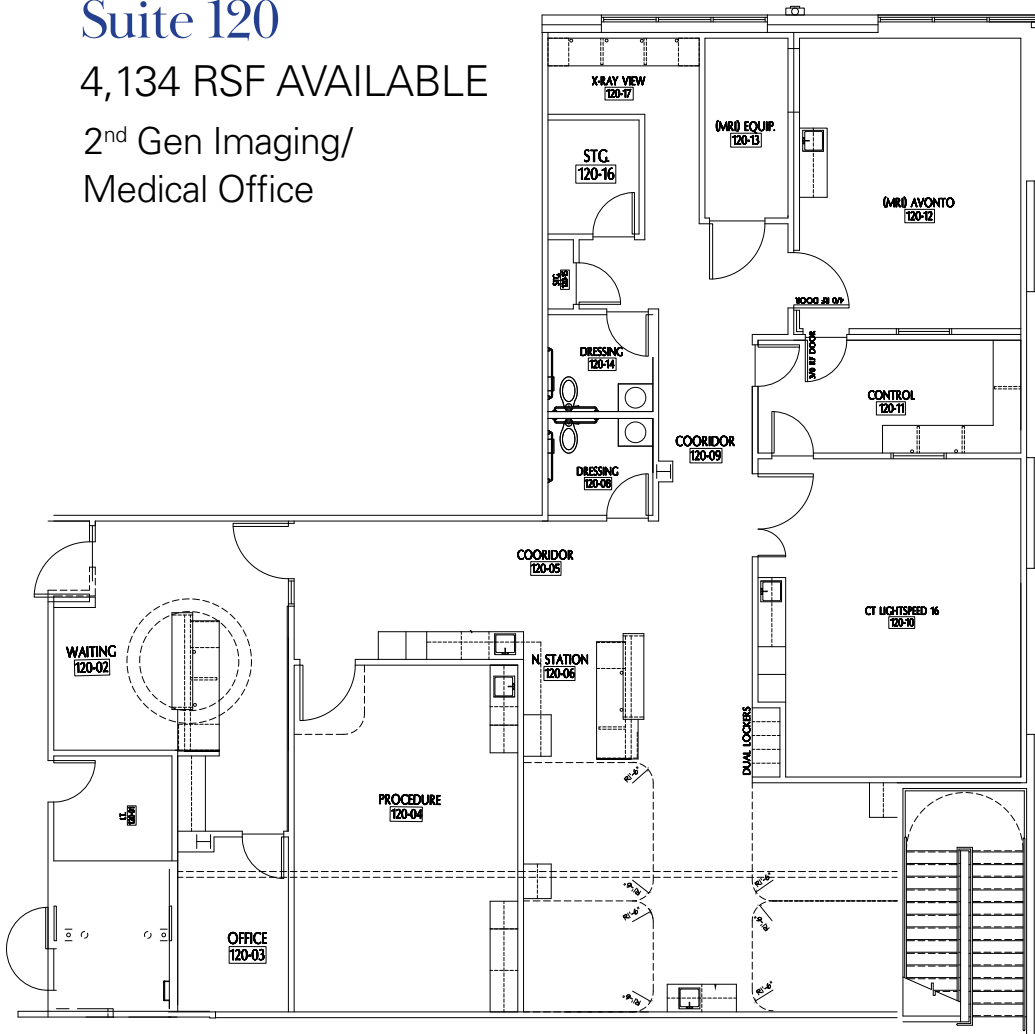
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Suite 120

4,134 RSF AVAILABLE

2nd Gen Imaging/
Medical Office



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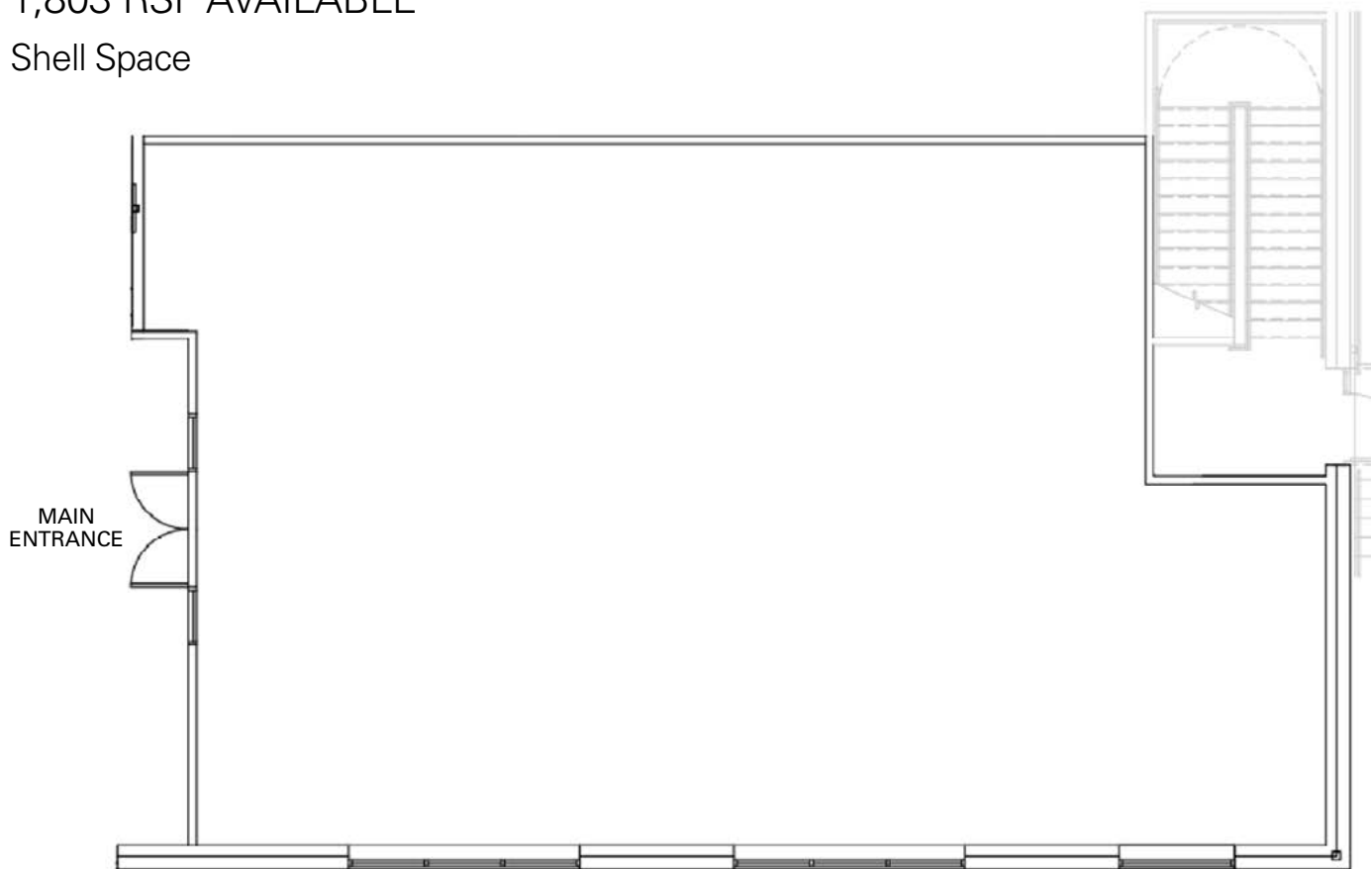
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Suite 130

1,803 RSF AVAILABLE

Shell Space



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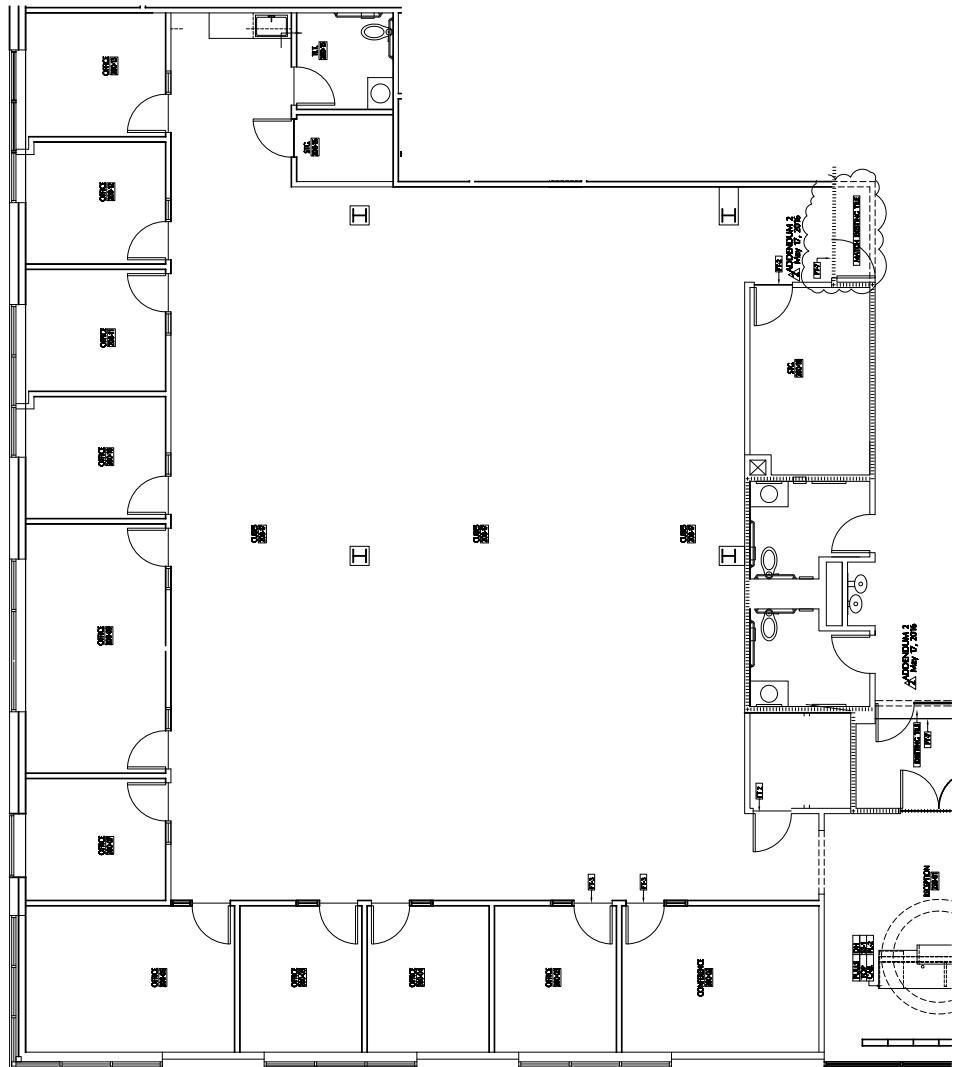
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Suite 200

6,500 RSF AVAILABLE

2nd Gen Office



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Suite 210

1,630 RSF AVAILABLE

2nd Gen Office



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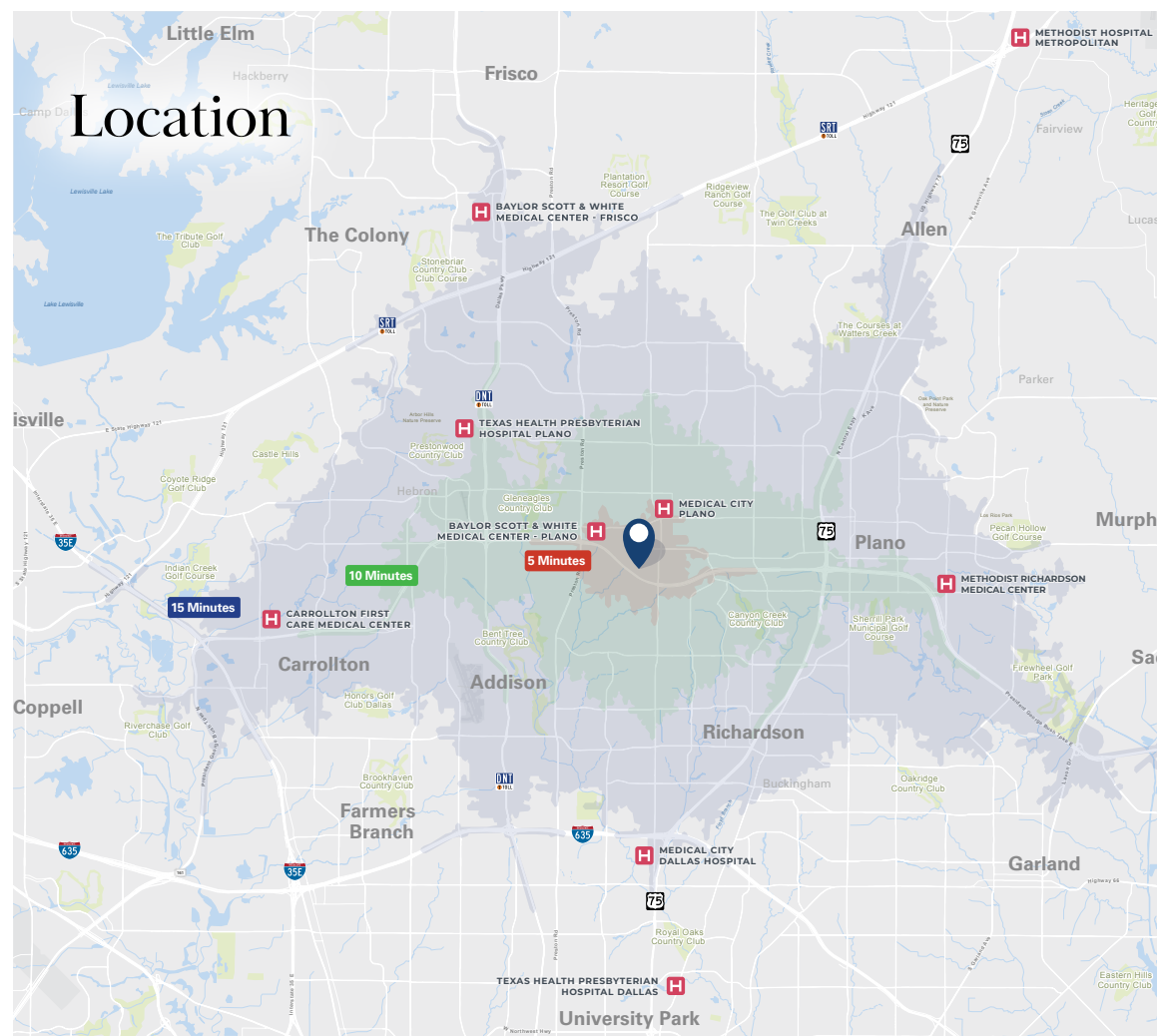
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Location



Gap Analysis

	FTEs in 5 Mile Drive	Indicated Demand	Gap	
Pediatrics	118	146.3	28	GAP DETECTED
Pathology	27	34.1	7	
Renal	17	18.2	1	
Sports Medicine	3	4.2	1	
Otolaryngology	19	19.5	0	
Hematology	18	18.1	0	
Medical Genetics	2	2.0	0	
Critical Care	11	10.8	0	COMPETITION DETECTED
Oncology	10	8.6	-1	
Gastroenterology	30	28.0	-2	
Emergency Medicine	89	86.8	-2	
Hospice & Palliative	4	1.2	-3	
Sleep	6	3.0	-3	
Geriatrics	11	7.2	-4	
Preventive Medicine	15	10.3	-5	
Infectious Disease	17	12.2	-5	
Dermatology	28	21.3	-7	
Nuclear Medicine	12	5.2	-7	
Pulmonary	26	18.6	-7	
Hospitalist	28	19.7	-8	
Urology	28	18.9	-9	
Endocrinology & Diabete	22	11.9	-10	
Allergy & Immunology	23	8.6	-14	
Podiatry	60	29.0	-31	
Pain Medicine	43	7.0	-36	
Orthopedics	90	52.4	-38	
Cardiology & Vascular	99	49.6	-49	
Obstetrics & Gynecology	146	82.6	-63	
Physical Medicine & Rehab	105	37.0	-68	
Radiology	157	82.2	-75	
Family Medicine	315	233.6	-81	
Psychiatry & Neurology	197	103.1	-94	
Anesthesiology	219	111.3	-108	
Surgery	219	101.5	-118	
Vision	258	133.5	-125	
Internal Medicine	388	237.8	-150	
Dental	672	421.3	-251	
Rheumatology	12	10.1		



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Health Care Insurance

This information provides a set of key demographics and health care indicators

Has One Type Of Health Insurance	18.1%	19.6%	31.1%	5.8%
Population (ACS)	21.2%	26.1%	39.6%	13.2%
No Health Insurance	2.4%	5.3%	6.4%	0.3%
Population Age	19<	19-34	35-64	65+

Population



602,678

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



50.2%

Exercise at Home
2+ Times per Week



13.7%

Exercise at Club
2+ Times per Week

Health Care Expenditure



\$5,467

Annual Health Insurance Expenditures



\$2,961

Medical Care

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,497.6
Medicare Payments	\$1,154.3
Physician Services	\$374.8
Dental Services	\$553.8
Eyecare Services	\$102.8
Lab Rests/X-Rays	\$95.3
Hospital Room & Hospital Services	\$330.6
Convalescent/Nursing Home Care	\$40.3



Medicare Population 65+

30,187

Medicare Only

14,459

Direct-Purch & Medicare

12,673

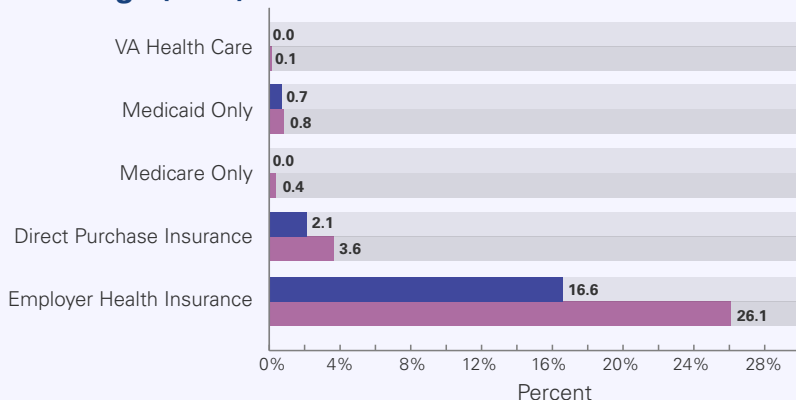
Employer & Medicare

4,420

Medicare & Medicaid

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



Source: This infographic contains data provided by ACS (2018-2022), esri-U.S. BLS (2024), esri-MRI-Simmons (2024).
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