



Suite B524

Two Outstanding Medical User Suites Available

at Lakeside Market
Plano, Texas

- 5,281 Square Feet and 3,116 Square Feet
- Outstanding visibility and access
- Ground floor spaces with parking directly out front. Ease of access for patients
- High income area, with excellent location on Preston Road, a major thoroughfare in Plano
- Superior co-tenants adjacent to anchor HEB grocery
- Popular restaurants in the center for habitual visits
- A destination environment that encourages clients to combine appointments with meals or errands.



| Demographic Profile | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 15,131 | 125,012 | 367,574 |
| Average Age | 41 | 41 | 40 |
| Total Households | 6,425 | 51,152 | 154,273 |
| Average HH Income | \$165,651 | \$171,326 | \$150,194 |
| Average House Value | \$653,900 | \$622,979 | \$554,355 |

For information contact **Chris Muncy**

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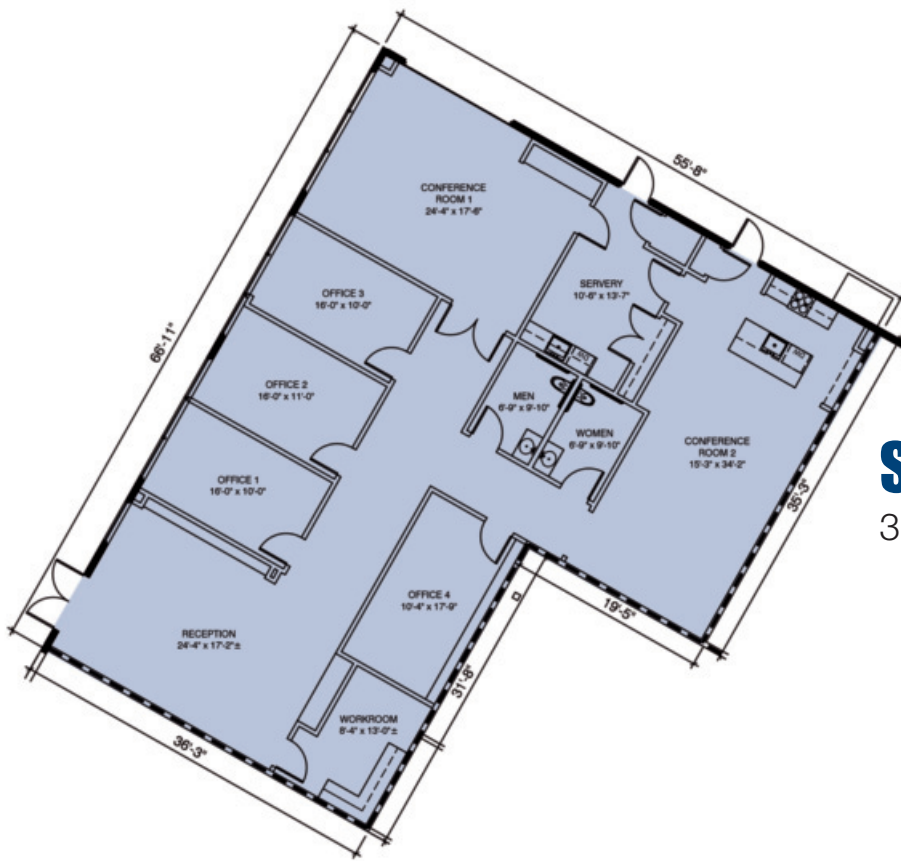
Suite B520

- Lakeside Market is shadow-anchored by a **new H-E-B grocery store**, noted as one of the top-performing locations in Texas, which significantly increases routine trips and cross-shopping potential for a medical office tenant.
- The center is surrounded by some of the **highest household incomes** in the Dallas–Fort Worth Metroplex, which supports privately insured patient bases and elective healthcare services.
- **High education levels** and very **low uninsured rates** support strong preventive-care demand and more consistent follow-up compared with many peer markets.
- **Large daytime population** due to large corporate campuses nearby – Capital One, Toyota North America, Liberty Mutual, JP Morgan Chase – this expands the patient pool beyond just nearby residents.
- Lakeside Market sits directly on Preston Road, **one of Plano’s busiest neighborhood thoroughfares**, providing strong drive-by visibility and easy wayfinding for new patients
- **Immediate access to major tollways** (Dallas North Tollway, President George Bush Turnpike, and Sam Rayburn Tollway via the Preston corridor) makes it convenient for patients traveling from elsewhere in Plano, Frisco, and North Dallas.



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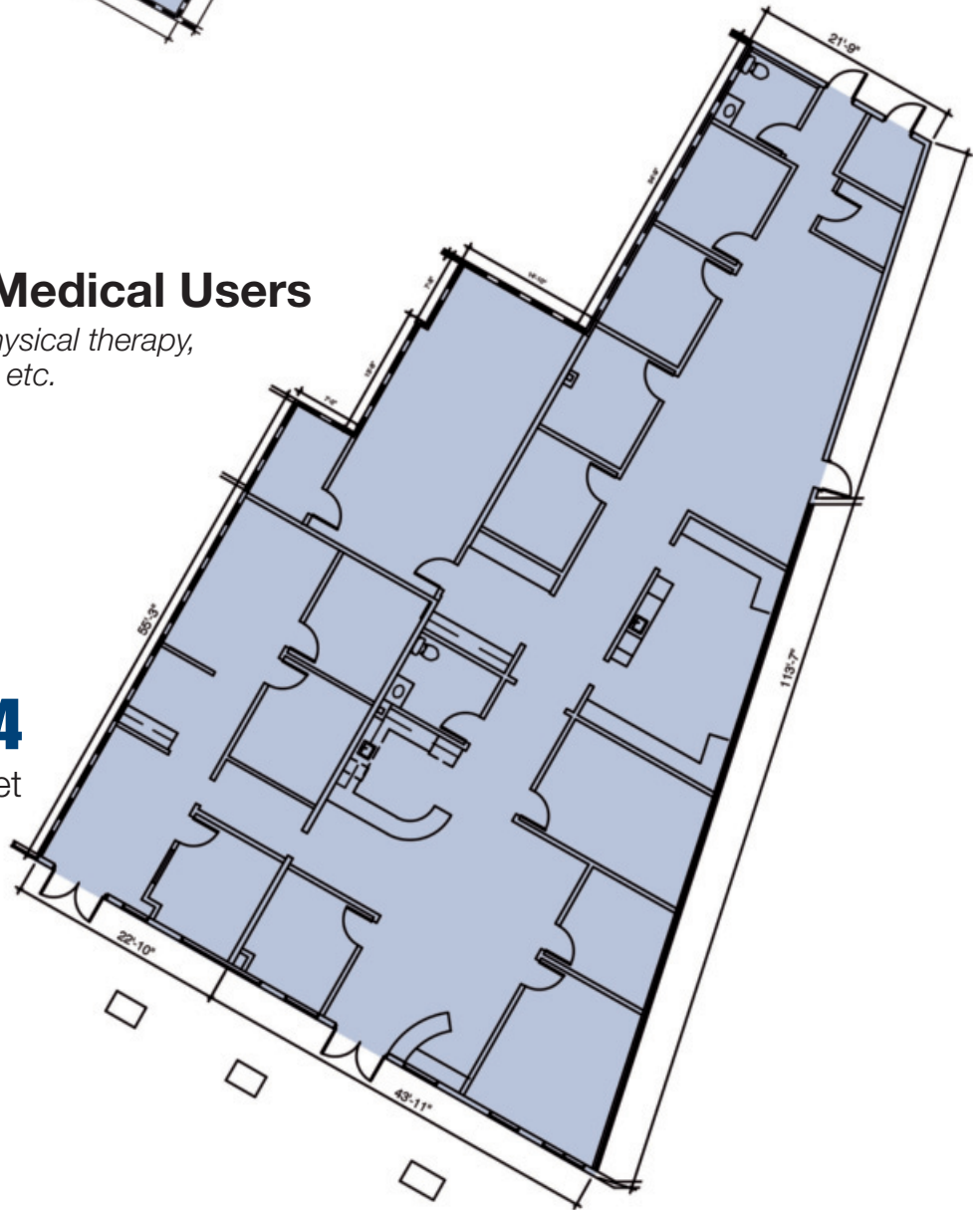
3,116 Rentable Square Feet

Two Suites Ideal for Medical Users

Doctors office, sports medicine, physical therapy, men's health, dental, orthodontics, etc.

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5,281 Rentable Square Feet



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