

*The*  
**SHOPS & BOARDWALK**  
*at Granite Park*



LOCATION

**5601 GRANITE PKWY  
PLANO, TX**

AVAILABLE SPACES

**GP 3 - SUITE 175**      **GP 3 - SUITE 140**  
6,892 SF                      2,324 SF

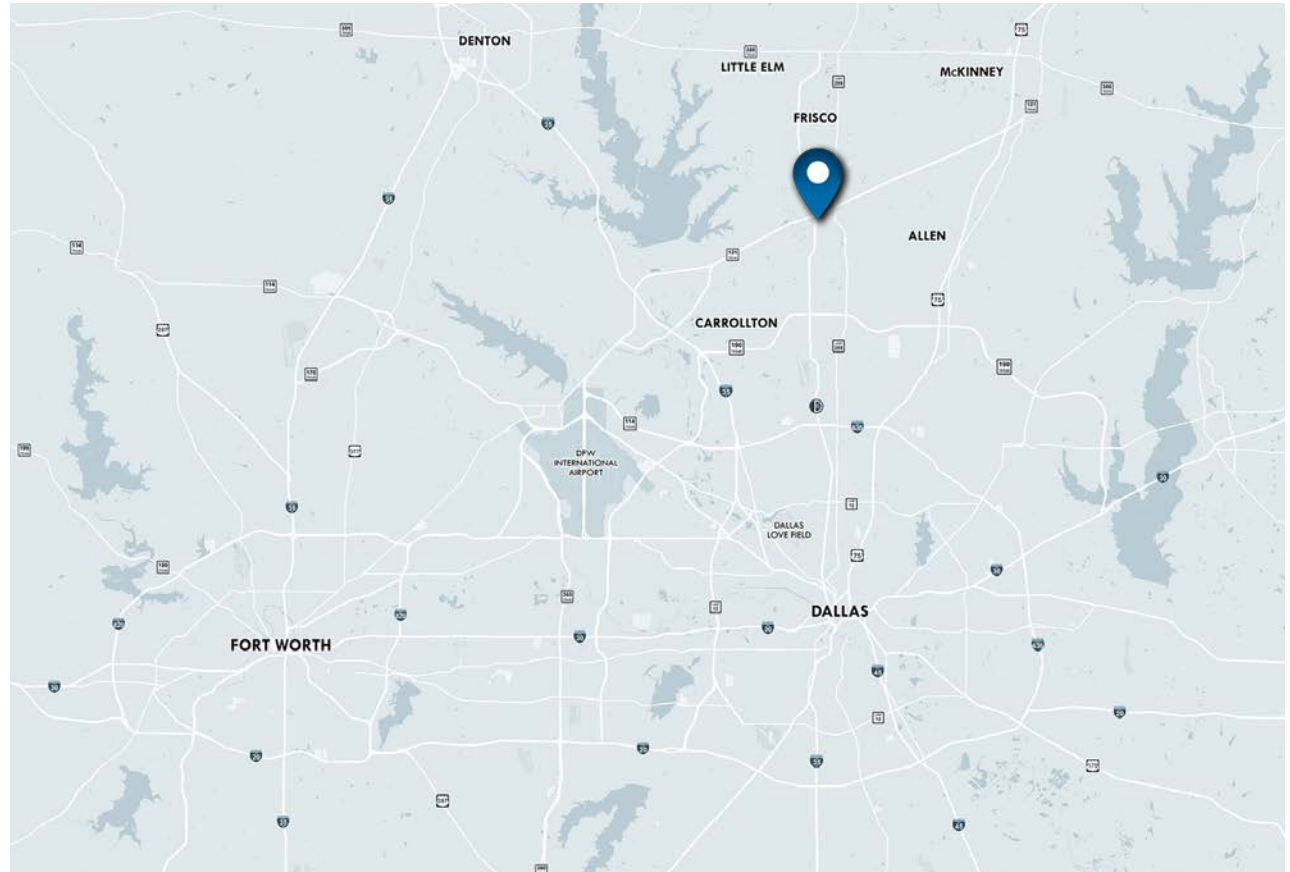
**GP 6 - SUITE 125**  
2,264 SF

TRAFFIC COUNTS

**SH 121**                      **DNT**  
97,223 VPD                      170,543 VPD

PROPERTY HIGHLIGHTS

- ★ **SITUATED WITHIN THE PRESTIGIOUS GRANITE PARK MIXED-USE DEVELOPMENT**
- ★ **STRATEGIC VISIBILITY AND ACCESS AT THE INTERSECTION OF DALLAS NORTH TOLLWAY & SAM RAYBURN TOLLWAY (SH-121)**
- ★ **MINUTES FROM LEGACY WEST, THE SHOPS AT LEGACY, AND FRISCO'S \$5 BILLION MILE**
- ★ **ANCHORED BY OVER 1 MILLION SQUARE FEET OF CLASS-A OFFICE SPACE WITHIN GRANITE PARK**



2025 DEMOGRAPHIC SUMMARY

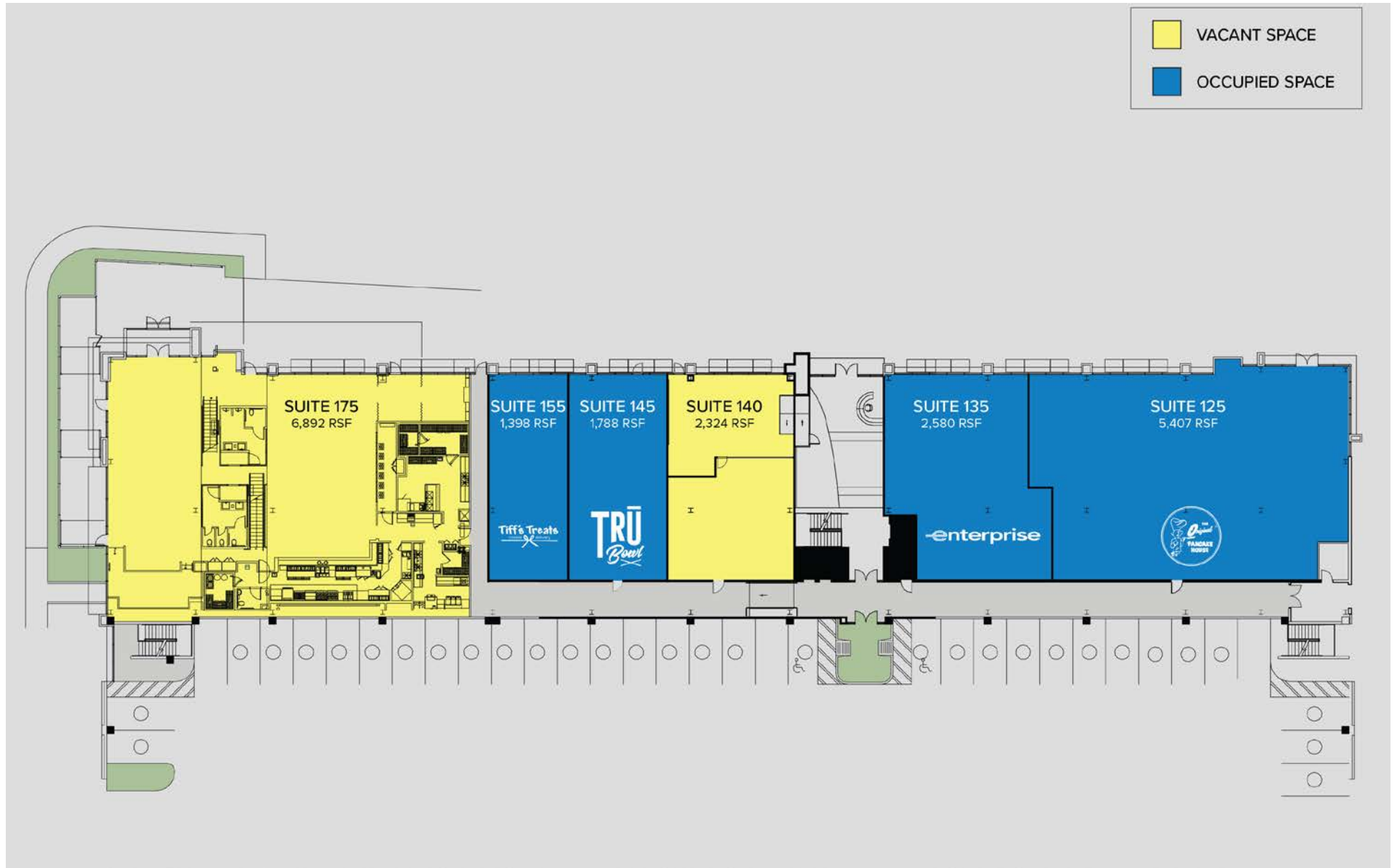
	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>9,837</b>	<b>115,555</b>	<b>336,815</b>
EST. DAYTIME POPULATION	<b>27,025</b>	<b>103,017</b>	<b>189,523</b>
EST. AVG. HH INCOME	<b>\$135,895</b>	<b>\$176,039</b>	<b>\$184,945</b>

AREA ATTRACTIONS



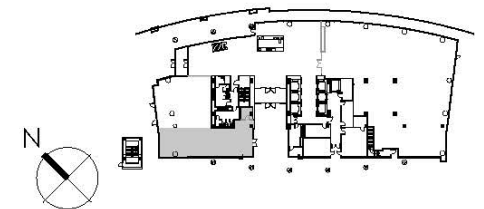
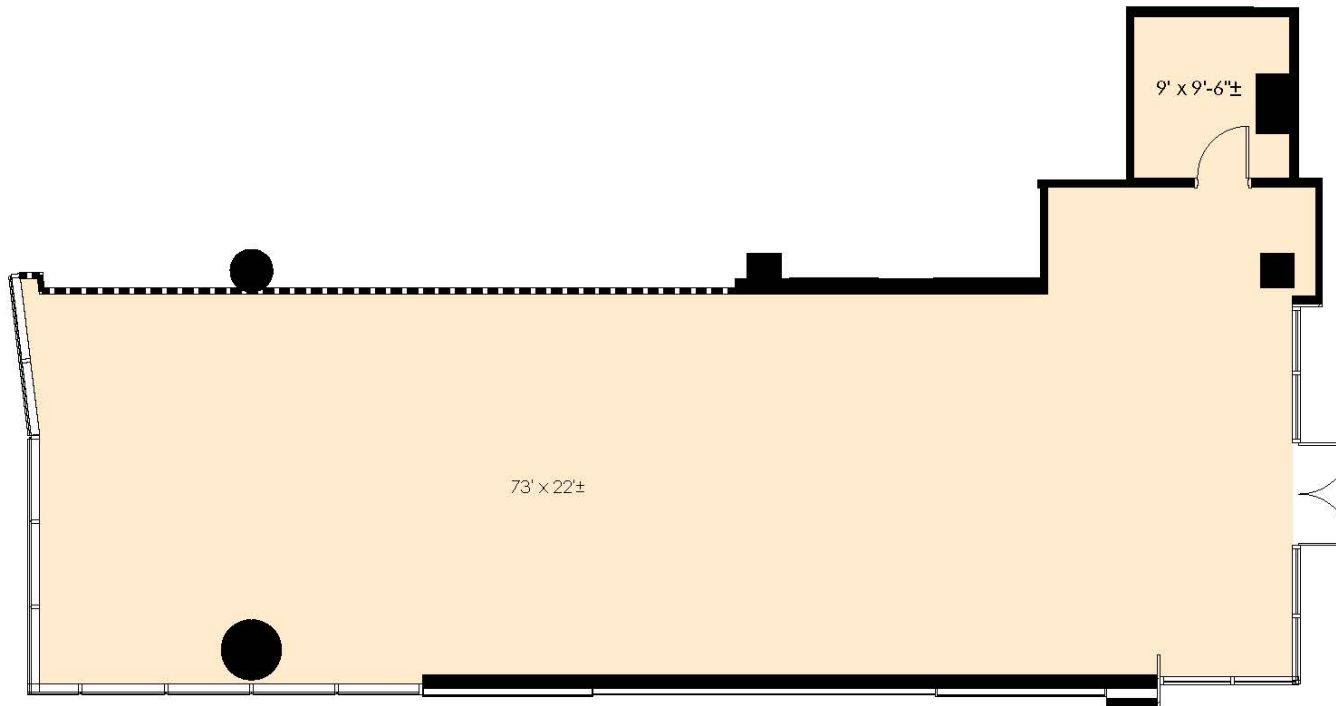


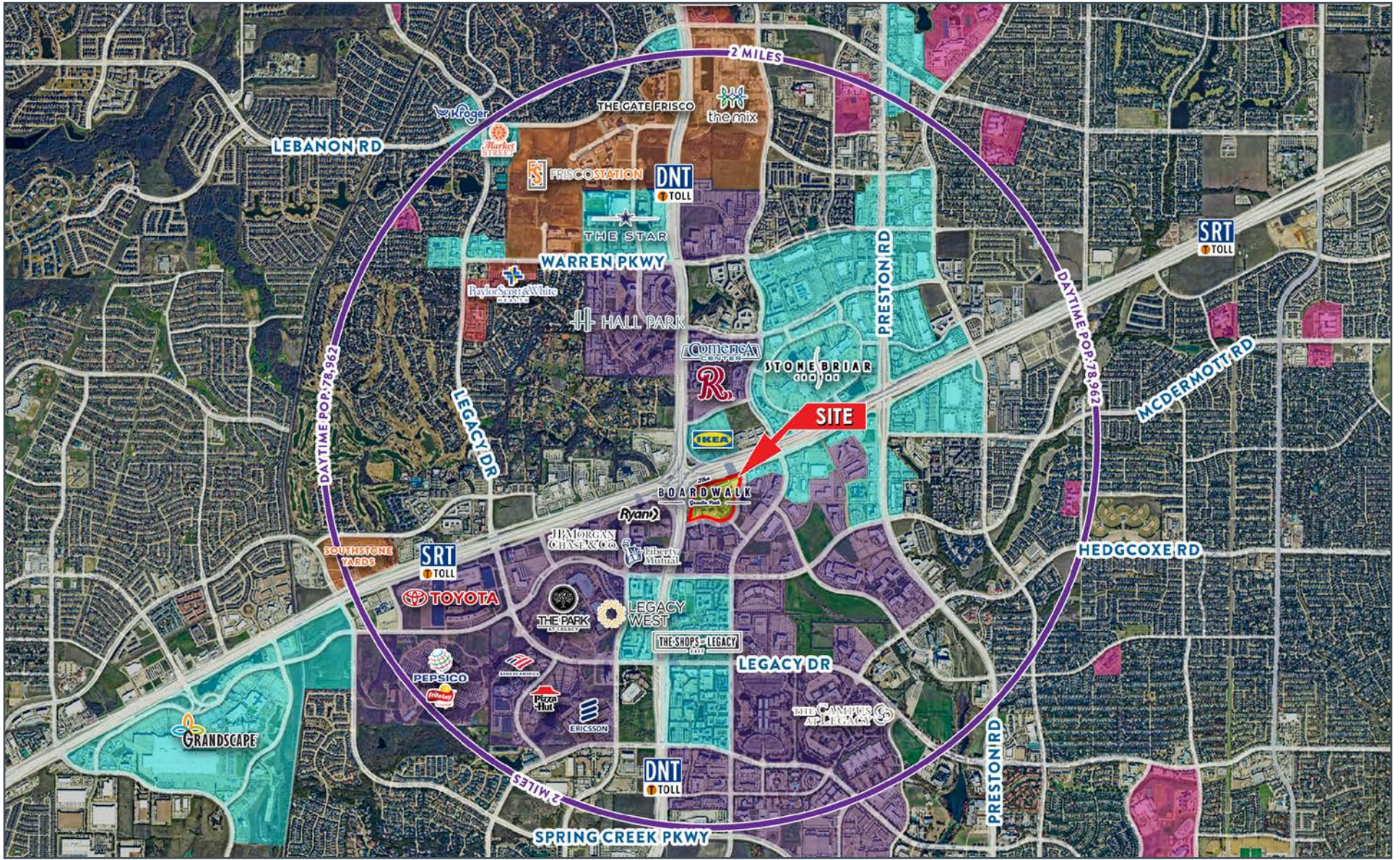




# SUITE 125

2,264 RSF







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