

FOR LEASE



ENTERPRISE SQUARE

2301 NORTH CENTRAL EXPRESSWAY, PLANO, TX, 75075

FOR INFORMATION

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PROPERTY INFORMATION

- Positioned Parallel to Central Expressway (205,700+ Vehicles Per Day); Adjacency to Park Boulevard (28,100+ Vehicles Per Day)
- Daytime Population in a 3-Mile Radius Exceeds 146,200 People
- Proximity from Highly Anticipated \$1 Billion Collin Creek Mall Redevelopment; 230,000 SF of Retail GLA, 20+ Restaurants, 2,300 Luxury Apartments, Townhomes & Single Family Homes & 1.3 Million SF of Office GLA Anticipated Upon Completion
- 4,500,000+ SF of Retail, Entertainment & Restaurant GLA in a 1-Mile Radius

TRAFFIC COUNTS

- US 75 205,767 VPD
- Park Boulevard 28,198 VPD

AVAILABLE FOR LEASE

- Suite 152 - First Floor: 2,657 SF
- Suite 250 - Second Floor: 2,557 SF
- Suite 290 - Second Floor: 1,443 SF
- Suite 231 - Second Floor: 2,672 SF (Pending Lease)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2026 Population	13,059	119,496	316,202
2026 Daytime Population	26,776	146,256	374,734
Average HH Income	\$112,150	\$139,019	\$164,567

AREA TRAFFIC DRIVERS



