

KELLER CROSSING

1540 KELLER PARKWAY, KELLER, TX



PROPERTY OVERVIEW




Keller Crossing is a convenience focused open air shopping center positioned along Keller Parkway exposing its Tenant's to approximately 50,000 vehicles per day. The trade area boasts a strong average household income of \$161k in a three-mile radius making it one of the most affluent suburban markets in Dallas-Fort Worth. From a migration perspective, Keller maintains a strong annual growth rate due to its welcoming atmosphere, exceptional school system, and award-winning facilities and programs. According to Money Magazine, Keller has been named as one of the "Top 100 Places to Live in America". Notable traffic drivers include: Big Lots, Natural Grocers, Walgreens, Verizon Wireless, Jersey Mikes, and Ace Hardware.

TRAFFIC COUNTS

KELLER PKWY	41,216 VPD
KELLER SMITHFIELD RD	12,826 VPD

GLA: 135,701 SF WEB LINK: jahrealty.propertycapsule.com/kellercrossing

DEMOGRAPHICS

2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	68,124	21,854	\$179,024
5 MILE	215,904	69,170	\$153,286

LEASING CONTACT

JAH REALTY
1717 Main Street, Suite 2600
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Keller Pkwy/ FM 1709

Keller Smithfield Rd

Bear Hollow



TENANT	SQFT	
1-100	Yokohama Sushi and...	4,300
2-100	Kumon Learning Cen...	2,000
2-102	Mooo's Ice Cream	975
2-105	Armstrong McCall B...	2,429
2-106	Dog De Salon	1,170
2-107	LA Burger	1,747
2-108	The UPS Store	1,430
2-110	Available	1,018
2-130	Triple A Cafe	3,101
2-140	Keller Smiles	2,000
2-150	Custom Cleaners	2,470
50A	Jabo's Ace Hardware	25,675
50B	Available	27,168
50D	Monster Mini Golf	13,789
100	Local Watering Hol...	3,500
130	Wellness Blends Sa...	1,076
140	Golden Thai Cuisine	2,088
200	Z Bar Cattle Co Bu...	1,600
400	Joy Tailor	900
500	Drip Bar	1,800
600	Donut House	1,200
1570	Available	420
1610	Planet Fitness	32,000

Availability

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