

A photograph of the Campbell Center building, a modern structure with a brick facade and white columns. The building is viewed from a low angle, showing its long, low profile. The sky is overcast. In the foreground, there are green bushes and a sidewalk. The text 'CAMPBELL CENTER' is overlaid in a white box with a green border in the upper right corner.

CAMPBELL CENTER

CAMPBELL CENTER | 1411 EAST CAMPBELL & 2050 NORTH PLANO ROAD | RICHARDSON, TEXAS 75081

WORLD CLASS
PROPERTY COMPANY

CAMPBELL CENTER

1411 EAST CAMPBELL & 2050 NORTH PLANO ROAD | RICHARDSON, TEX AS 75081

HIGHLIGHTS

- ▶ ZONED FOR RETAIL AND OFFICE
- ▶ GREAT ALTERNATIVE TO HIGHER PRICED PROPERTIES IN THE AREA
- ▶ ZONED LR-M(2) LOCAL RETAIL, IDEAL FOR USES INCLUDING CATERING KITCHEN OR BAKERY, PHARMACY, FLORIST, FURNITURE STORE, BARBER OR BEAUTY SALON, HARDWARE STORE, LAUNDRY, ART OR MUSIC STUDIO, OFFICE, REPAIR SHOP, MARTIAL ARTS SCHOOL, VETERINARY OR PET SALES, PRINT SHOP
- ▶ ACCESSIBLE VIA PLANO AND CAMPBELL ROAD
- ▶ LOCATED AT THE INTERSECTION OF PLANO ROAD, JUST MINUTES FROM 75 / GEORGE BUSH / HWY 5

FOR LEASE
NEGOTIABLE

AVAILABLE SPACE -2 BUILDINGS
66,325 TOTAL SQUARE FEET

AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
▶ 2016 POPULATION	6,020	86,086	339,276
▶ 2016 TOTAL EMPLOYEES	14,974	95,299	18,501
▶ 2016 AVERAGE HH INCOME	\$106,718	\$92,187	\$81,379



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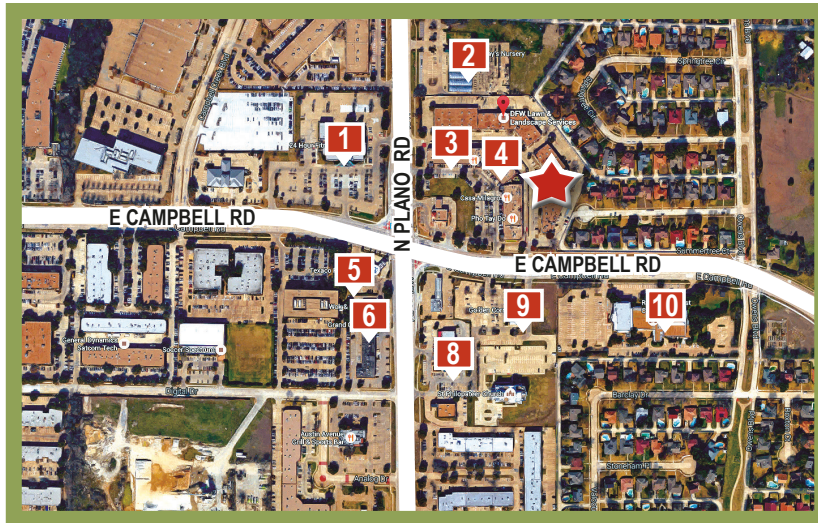


BLDG A

SUITE	SF
CAL #1	7,220
CAL #2	5,342
CAL #3	5,395
CAL #4	22,082

CURRENT TENANTS - BLDG B

SUITE	SF	Tenant
101	5,252	Richardson Bar & Grill
600	640	Marc Ralston & Assoc.
700	1,070	Jim D. Grey & Assoc.
1300	806	Gift of Touch
1800	650	Merry Maids



LOCATION INFO

- | | |
|----------------------|-------------------------------------|
| 1 24 Hour Fitness | 6 Wok & Grill |
| 2 Calloway's Nursery | 7 Austin Avenue Grill & Sports Bar |
| 3 Subway | 8 Arby's |
| 4 LA Burger | 9 Golden Corral |
| 5 Texaco | 10 Richardson East Church of Christ |



BLDG B - AVAILABILITY

SUITE	SF
200	2,687
400	1,565
500	1,921
1000	1,000
1400	1,572
1500	1,782
1600	698
1700A	795
1700B	727
1900	3,799
2000	2,993

■ OCCUPIED
 ■ AVAILABLE
 ■ NOT AVAILABLE

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