

# RUISSEAU VILLAGE



## PROPERTY OVERVIEW

- » 3303 N. Central Expy – Plano, TX 75023
- » NWC of N. Central Expy & Parker Rd
- » ± 181,573 SF
- » Highway Visibility Space Available
- » Second Generation Spaces: Dental & Tanning Spa
- » Pad Site Available

## CONTACT

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 16633 N DALLAS PKWY, SUITE 320  
 ADDISON, TX 75001



## DEMOGRAPHIC INFORMATION

Dallas/Fort Worth/Arlington MSA	6,540,927
3 Mile Radius Population	109,402
3 Mile Average HH Income	\$82,142

## DAILY TRAFFIC COUNTS

N. Central Expressway (US 75)	226,452 VPD
Parker Rd	45,018 VPD

## AREA RETAILERS

24 Hour Fitness	Guitar Center	Ross
Best Buy	Kohl's	Sports Authority
Costco	Petsmart	Staples
CVS	Rooms to Go	Target

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PROPERTY RETAILERS		
SUITE	TENANT	SF
» 100	Burlington Coat Factory	70,000
» 190	Available	553
» 196	Condom Sense	2,850
» 200	A-1 Garage Doors	3,500
» 210	Applegate Recovery	2,500
» 220	Hobby Town USA	6,350
» 240	I-Sky Vapor	3,200
» 250	Available	4,731
» 260	Hertz Rental	1,774
» 270	Available	3,550
» 275	A Star Buffet	8,600
» 280	St Vincent de Paul Thrift	13,000
» 290	Available	4,951
» 300	Mattress Clearance Center	2,200
» 310	Jazzercise	3,000
» 320	Kelly Moore Paint	5,000
» 330	Puryear Custom Pools	1,400
» 340	Top Golf	1,650
» 360	Baba's Kabob House	3,586
» 370	Greek Isles	3,574
» 400	The Mum Shop	7,200
» 430	Hindu Cultural	1,343
» 440	Merry Maids	2,156
» 460	ABCO Salon Services	1,050
» 470	Hindu Cultural Foundation	3,452
» 480	Plano Youth Soccer	2,818
» 510	Strobell & Associates	2,669
» 520	Indian Restaurant	1,200
» 525	Dumpling House	2,628
» 527	Bavarian Grill	6,400
» 550	VFW Post #4380	3,700
» 560	Support Your Troops	5,000
» 570	Available	2,724
» 580	Rover Drama Theater	4,300

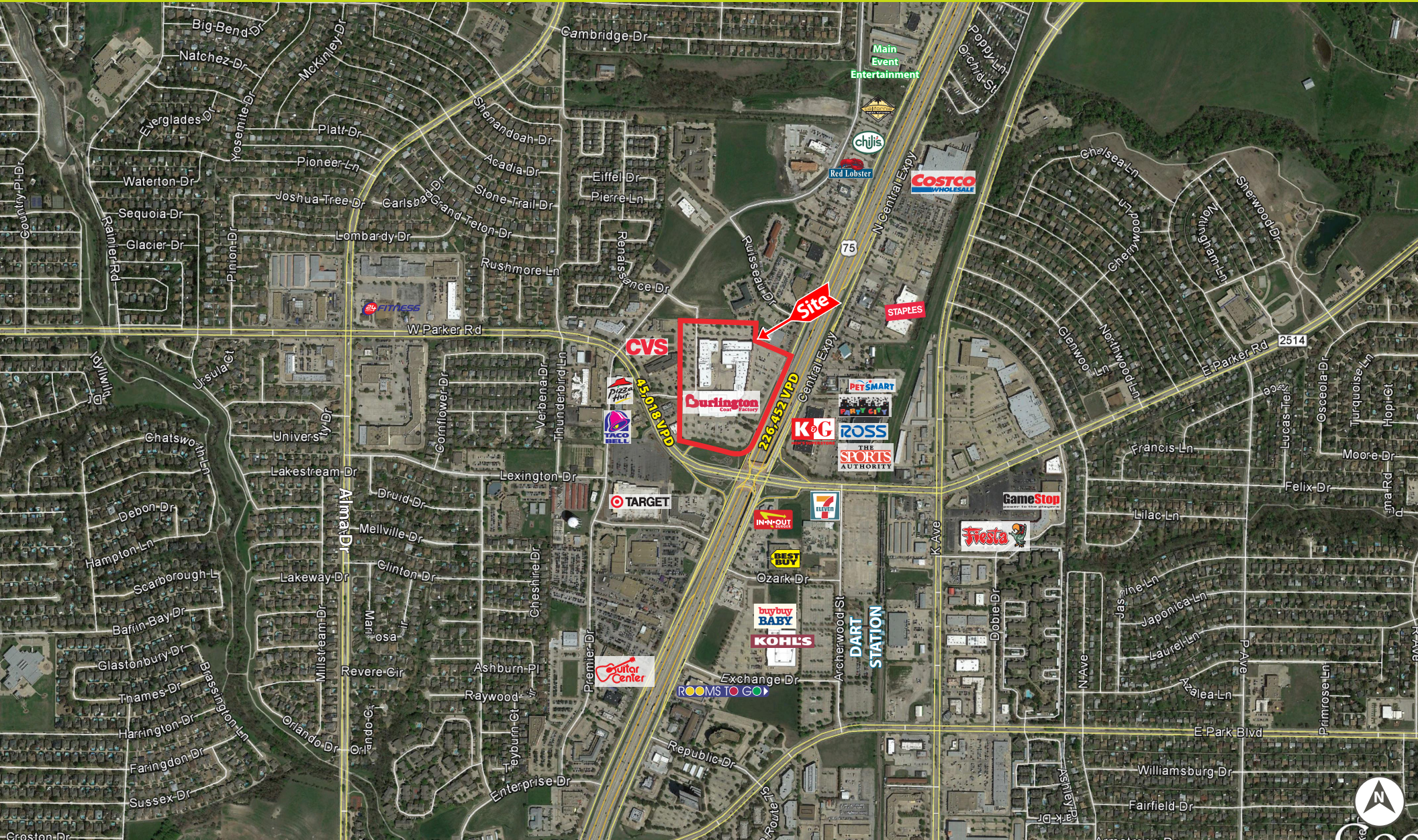


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