

LINC.

COMMERCIAL REALTY

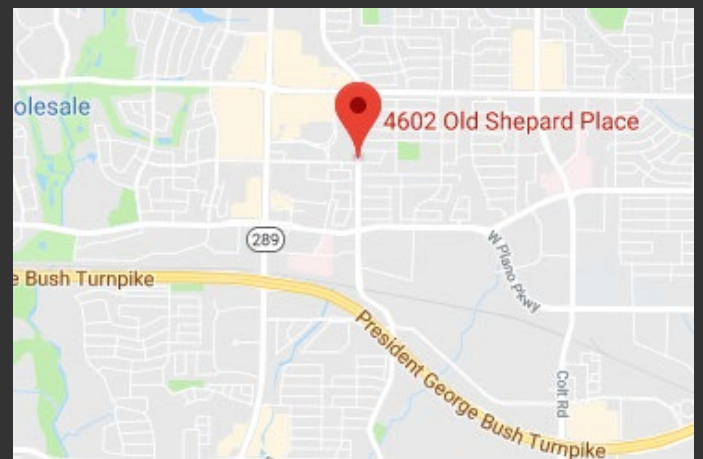


WILLOW BEND PROFESSIONAL PARK

4601 OLD SHEPARD PL. BUILDING 3, UNIT 301
PLANO, TX 75093

AVAILABLE FOR LEASE OFFICE/MEDICAL SPACE

- BASE RENT: \$24 - \$27 SF
- NNN: \$4.40 SF
- 6,000 TOTAL SF
- MEDICAL DISTRICT
- MINUTES FROM GEORGE BUSH TURNPIKE
- BUILD TO SUIT
- OWNER WILL PAY GENEROUS T.I.
ALLOWANCE AS INCENTIVE FOR HIGH-
QUALITY BUILDOUT



For more information or to schedule a tour,
please contact:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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DEMOGRAPHICS

- AVG. HOUSEHOLD INCOME: \$80.4K DOLLARS
- RESIDENTIAL POPULATION: 117.4K PEOPLE
- SEARCH ENGINE DEMAND: 358.5K SEARCHES
- HOUSEHOLD SIZE: 2-PERSON HOUSEHOLDS
- AVG. DAILY TRAFFIC (OHIO DR): 17,875
- AVG. DAILY TRAFFIC (INDEPENDENCE): 15,756
- AGE DISTRIBUTION: 40.0 YEARS
- DAYTIME POPULATION BREAKDOWN: 173.2K PEOPLE

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SHELL SPACE



NEIGHBORING SUITE FINISH OUT



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