Freestanding Restaurant

For Lease

1509 N. Central Expressway, Plano, TX 75075

For lease at $ 30 / sqft + NNN

Monthly rent is appx $ 18,555 + NNN

Building size is 7,422 sqft

Lot size is 2.25 acres

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TAC BROKERAGE & CONSULTANT LLC
1060 W. Campbell Rd, Suite # 200, Richardson, TX 75080

Key Highlights

7,422 SF 2nd-generation restaurant & bar

2.25-acre site

Excellent visibility from **US-75 / Central Expressway**

Between 15th and 16th Street

Convenient access to **US-75 and PGBT**

Abundant parking

Strong restaurant-oriented trade area

Excellent opportunity for a **national restaurant tenant**

TAC

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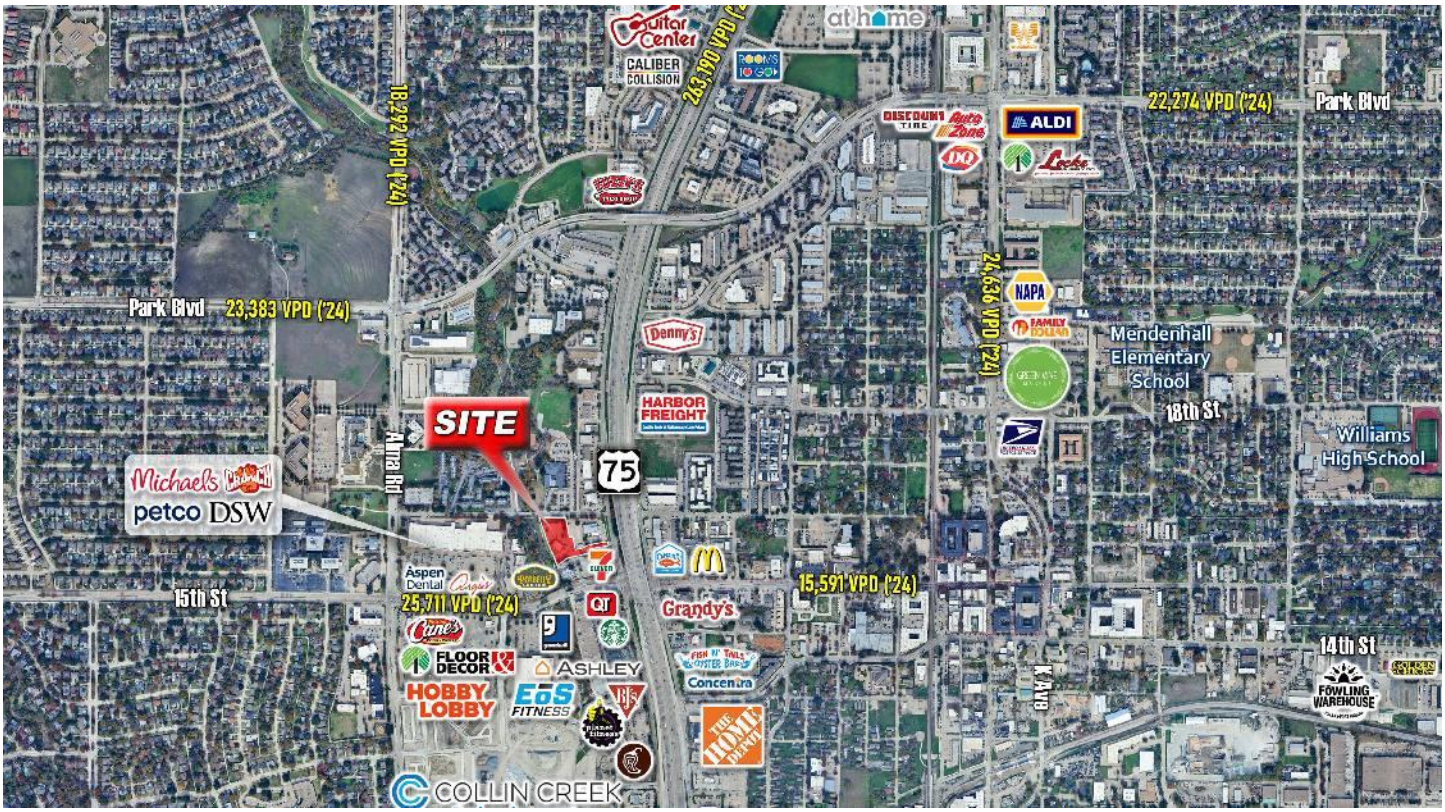
Exceptional Traffic Exposure

The property benefits from approximately:

US-75 / Central Expressway: 263,190 vehicles per day

15th Street: 25,711 vehicles per day



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Facing South. Facing Dallas, TX

Non - compete clause with Wu Wei Din Chinese Cuisine. Ownership prefers the following national restaurant tenants.

Lazy Dog's

Firebirds Wood Fired Grill

J. Alexander's

Texas Roadhouse

Cooper's Hawk

Yard House

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Facing North. Facing Plano and McKinney, TX

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Strong Demographics

The 75075 market provides an attractive customer base for restaurant operators:

Population: 39,966 **Households:** 16,262

Median Household Income: $89,993 **Median Age:** 41

College Educated: approximately 55%

Within 5 minutes drive from the subject property.

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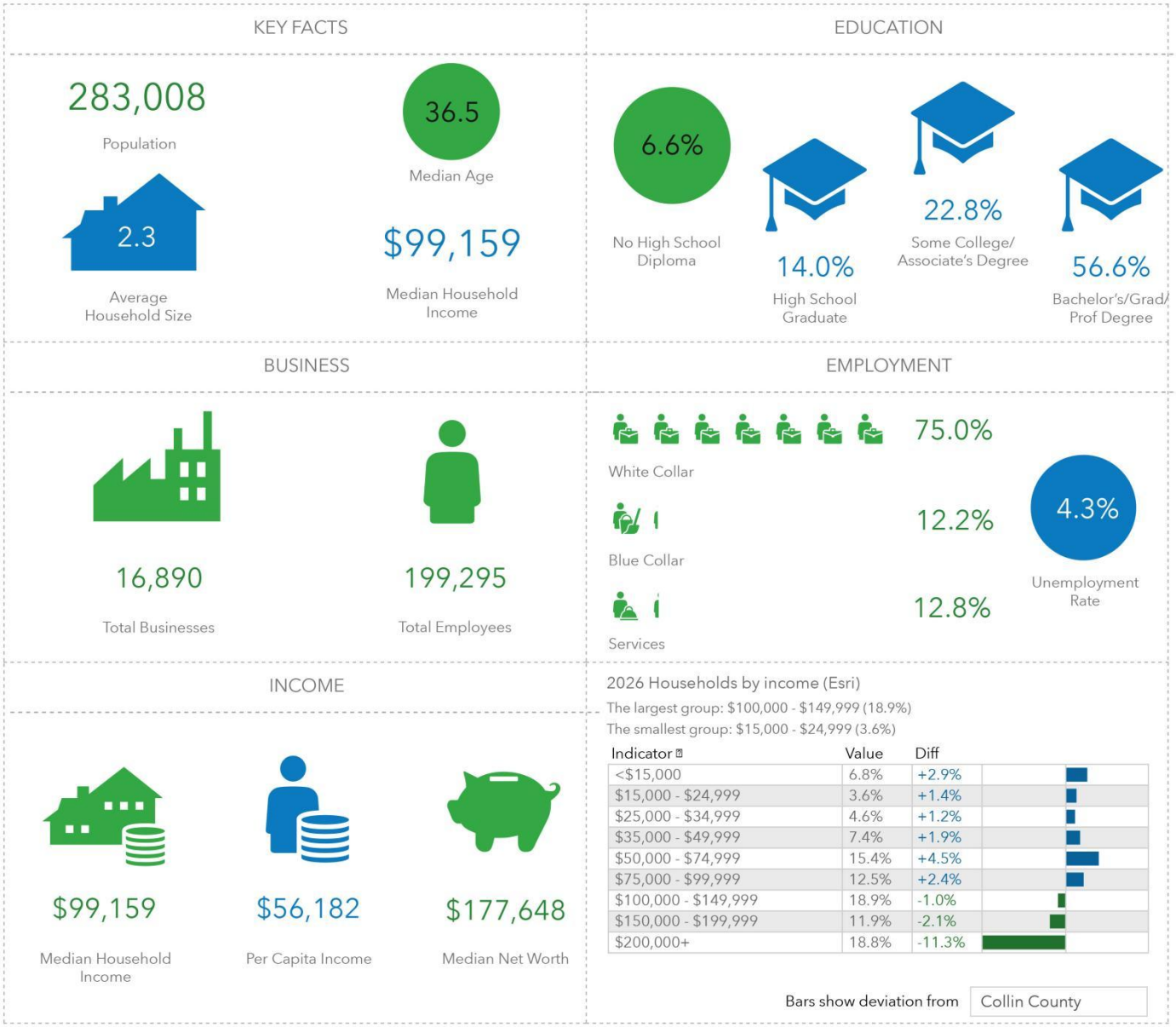
Within 10 minutes drive from the subject property.



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Within 15 minutes drive from the subject property.

KEY FACTS

929,604
Population

37.5
Median Age

2.4
Average Household Size

$101,023
Median Household Income

EDUCATION

6.6%
No High School Diploma

15.2%
High School Graduate

22.9%
Some College/ Associate's Degree

55.4%
Bachelor's/Grad/ Prof Degree

BUSINESS

47,092
Total Businesses

515,486
Total Employees

EMPLOYMENT

73.4%
White Collar

13.5%
Blue Collar

13.1%
Services

3.9%
Unemployment Rate

INCOME

$101,023
Median Household Income

$60,362
Per Capita Income

$209,331
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (21.1%)

The smallest group: $15,000 - $24,999 (3.5%)

Indicator	Value	Diff
<$15,000	5.7%	+1.8%
$15,000 - $24,999	3.5%	+1.3%
$25,000 - $34,999	4.7%	+1.3%
$35,000 - $49,999	8.2%	+2.7%
$50,000 - $74,999	14.8%	+3.9%
$75,000 - $99,999	12.5%	+2.4%
$100,000 - $149,999	18.2%	-1.7%
$150,000 - $199,999	11.2%	-2.8%
$200,000+	21.1%	-9.0%

Bars show deviation from Collin County

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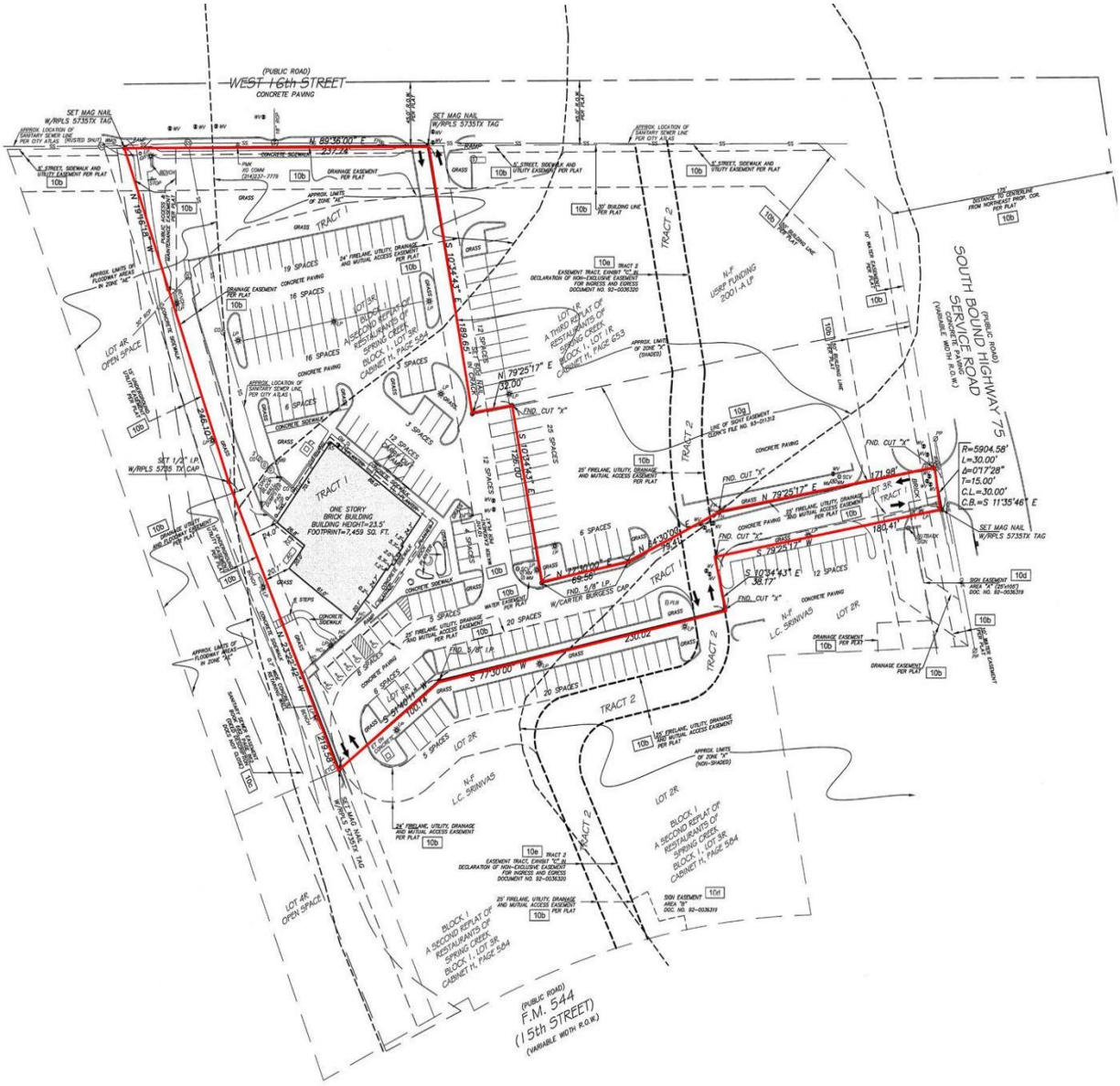

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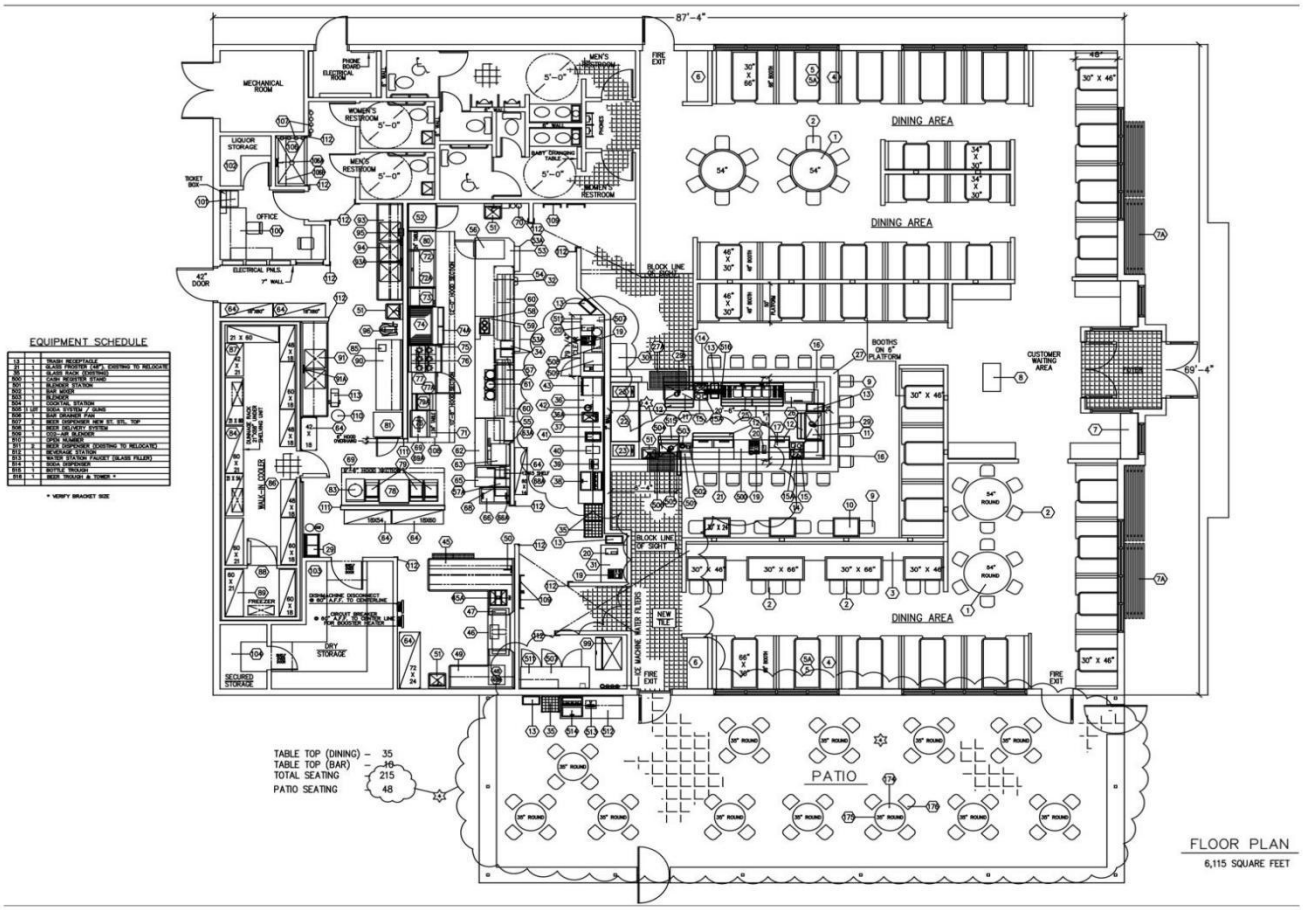

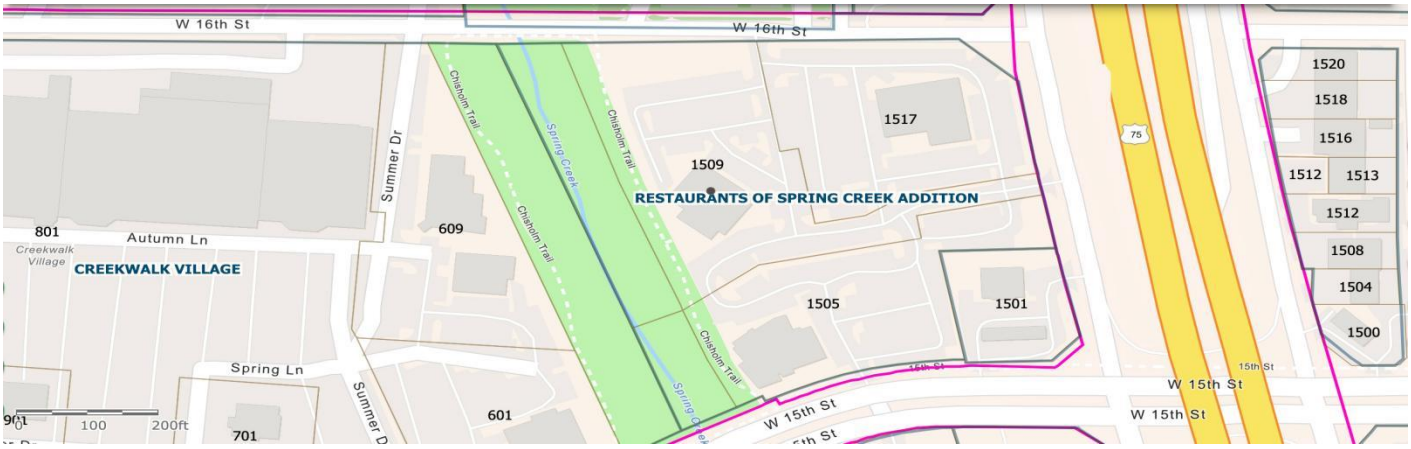

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