



1,500 SF RETAIL SPACE

BELL GATEWAY VILLAGE 355 VISTA GLEN DRIVE | PLANO, TEXAS 75074

FOR
LEASE



 Bell
Gateway Village

 **MACKENZIE**
RETAIL

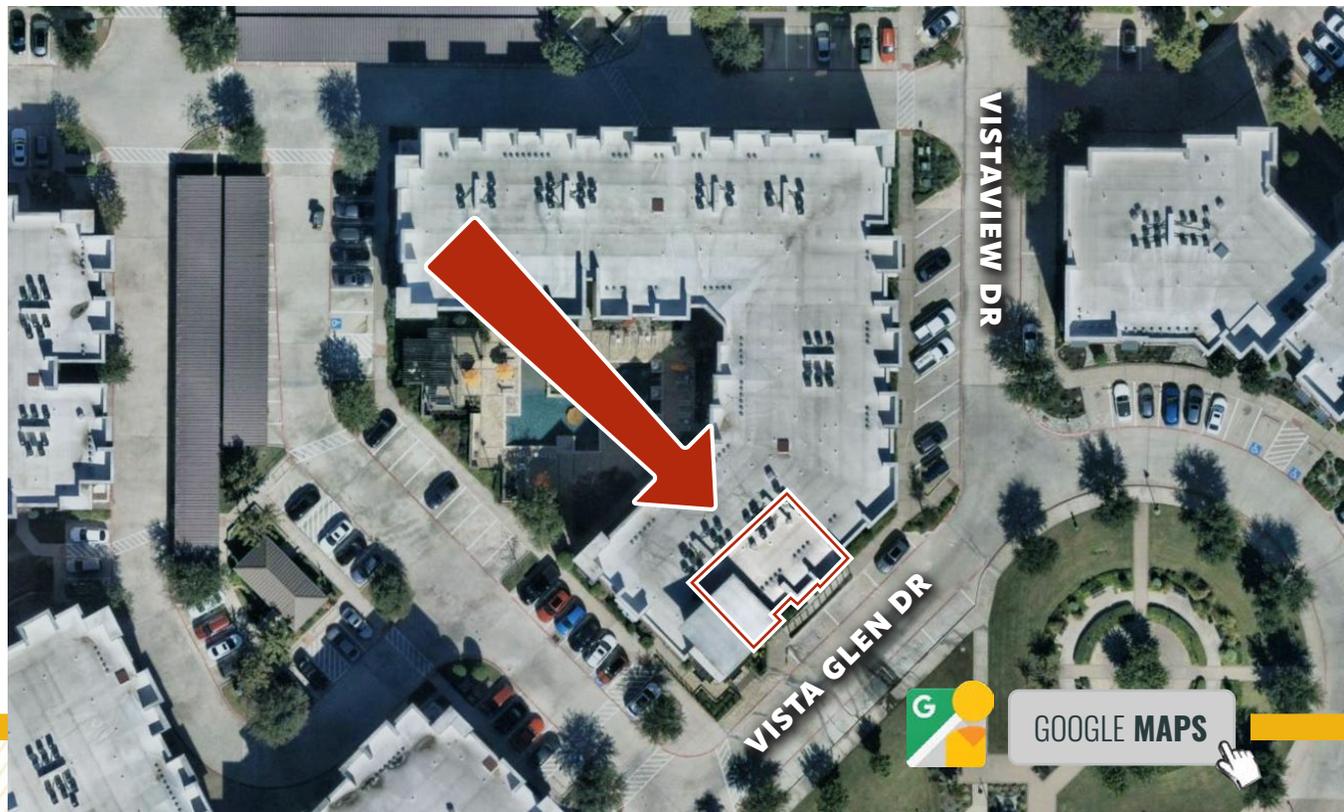
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PROPERTY OVERVIEW

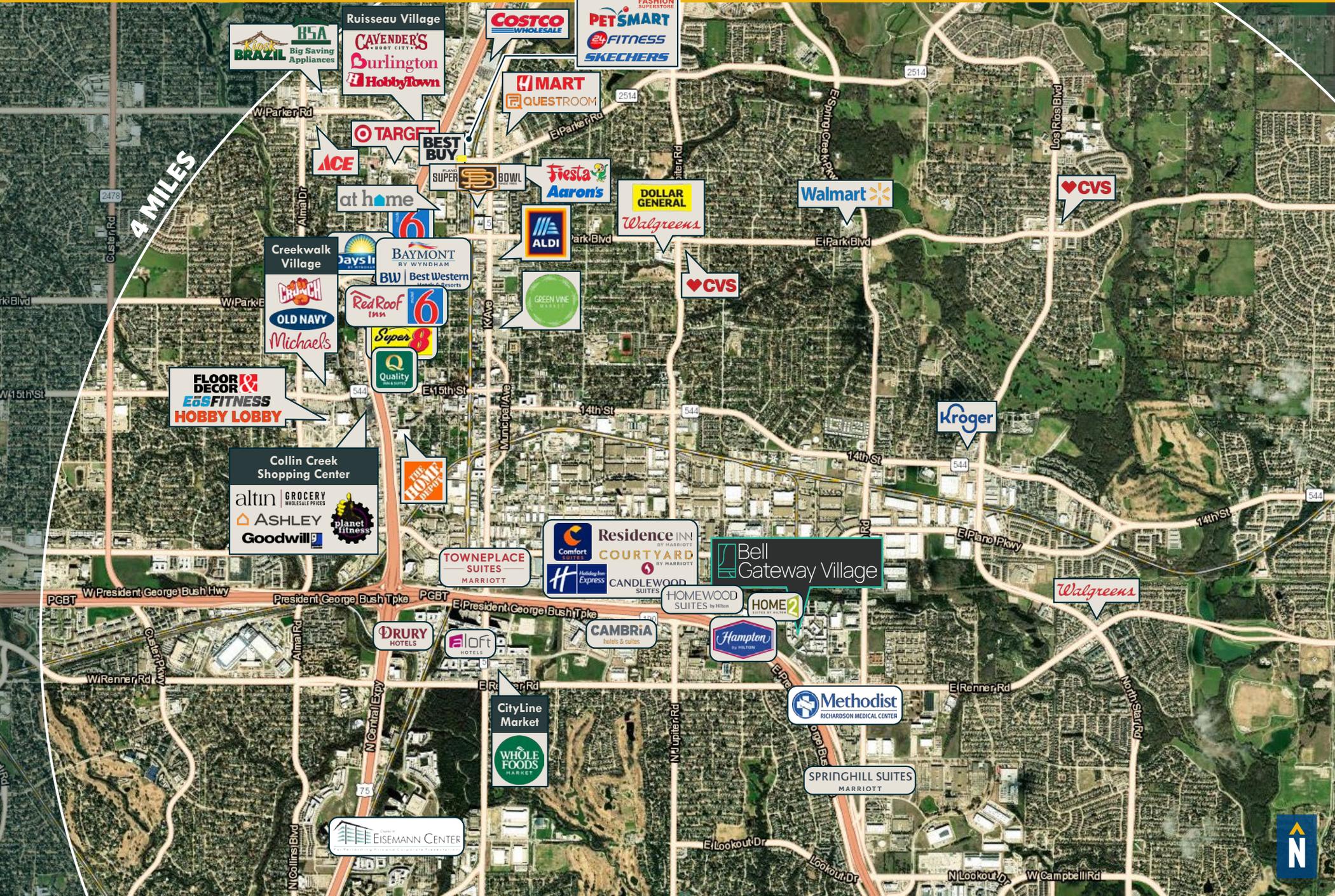
HIGHLIGHTS:

- 1,502 SF ± retail space available (former convenience store)
- Nestled within Bell Gateway Village, a sprawling luxury apartment complex comprising over 20 buildings and a total of 831 units
- Ample on-site parking
- Convenient access to Highways 75 and 190
- Short drive to Downtown Plano
- Over a dozen hotels within a 5-minute drive
- Ideal opportunity for retail uses oriented toward residential amenities (small pet supply store, small convenience store, package goods store, small food or beverage store, small coffee user, juice or smoothie store, etc.)

AVAILABLE:	1,502 SF ±
YEAR BUILT:	2013
ZONING:	PD (PLANNED DEVELOPMENT)
RENTAL RATE:	NEGOTIABLE



MARKET AERIAL



4 MILES

Parker Central Plaza

- ROSS K&G FASHION SUPERSTORE
- PETSMART
- 24 FITNESS
- SKECHERS

Ruisseau Village

- BRAZIL Big Saving Appliances
- CAVENDER'S
- Burlington
- HobbyTown

Collin Creek Shopping Center

- FLOOR DECOR
- 24 FITNESS
- HOBBY LOBBY

altin | GROCERY WHOLESALE PRICES

- ASHLEY
- planet fitness
- Goodwill

CityLine Market

- WHOLE FOODS MARKET

Bell Gateway Village

Methodist RICHARDSON MEDICAL CENTER

SPRINGHILL SUITES MARRIOTT



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



6,909

99,371

287,449

DAYTIME POPULATION



19,455

131,373

339,775

AVERAGE HOUSEHOLD INCOME



\$131,649

\$127,975

\$135,518

NUMBER OF HOUSEHOLDS



3,272

41,257

108,127

MEDIAN AGE

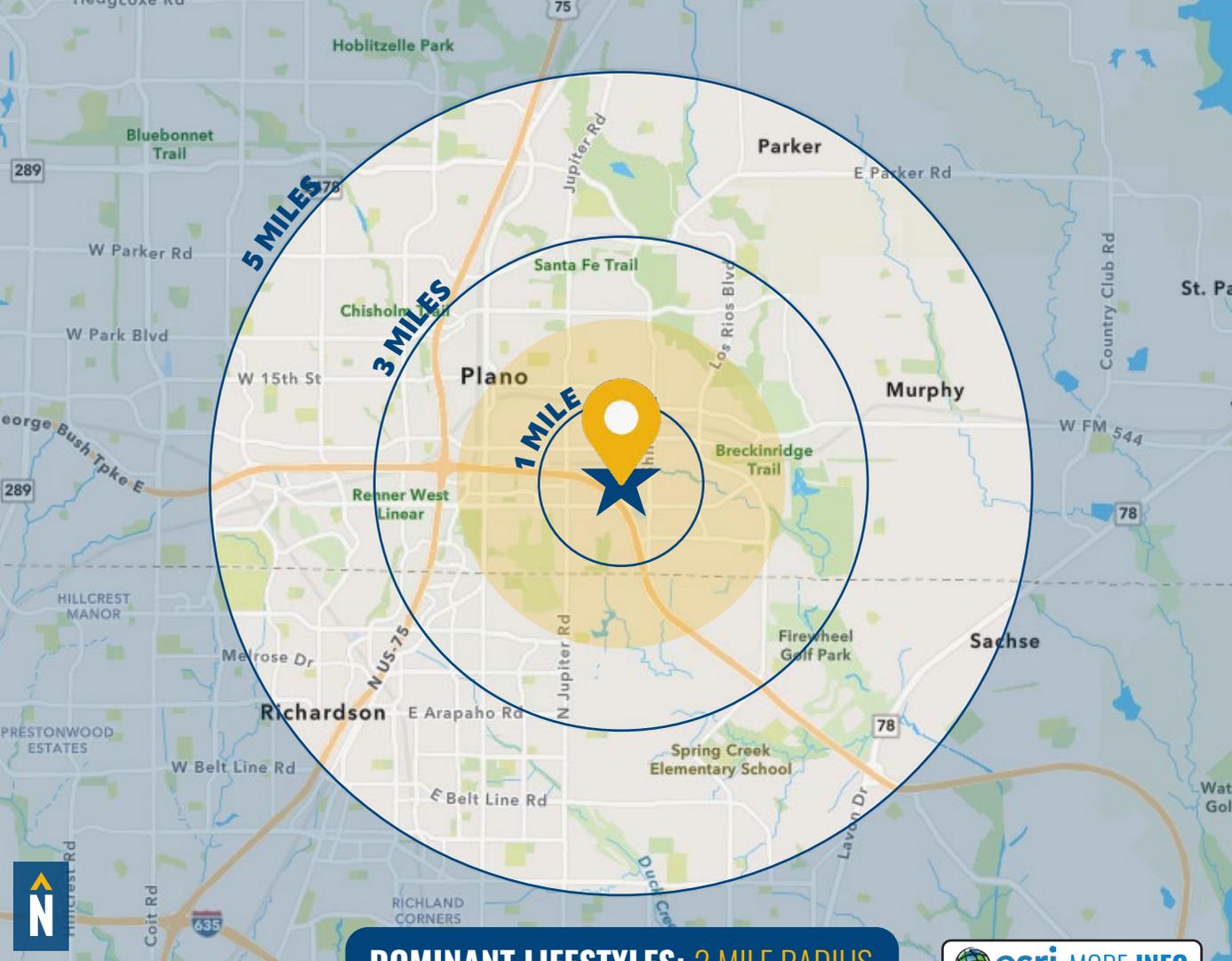


39.7

36.3

37.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

18% MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

17% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

13% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

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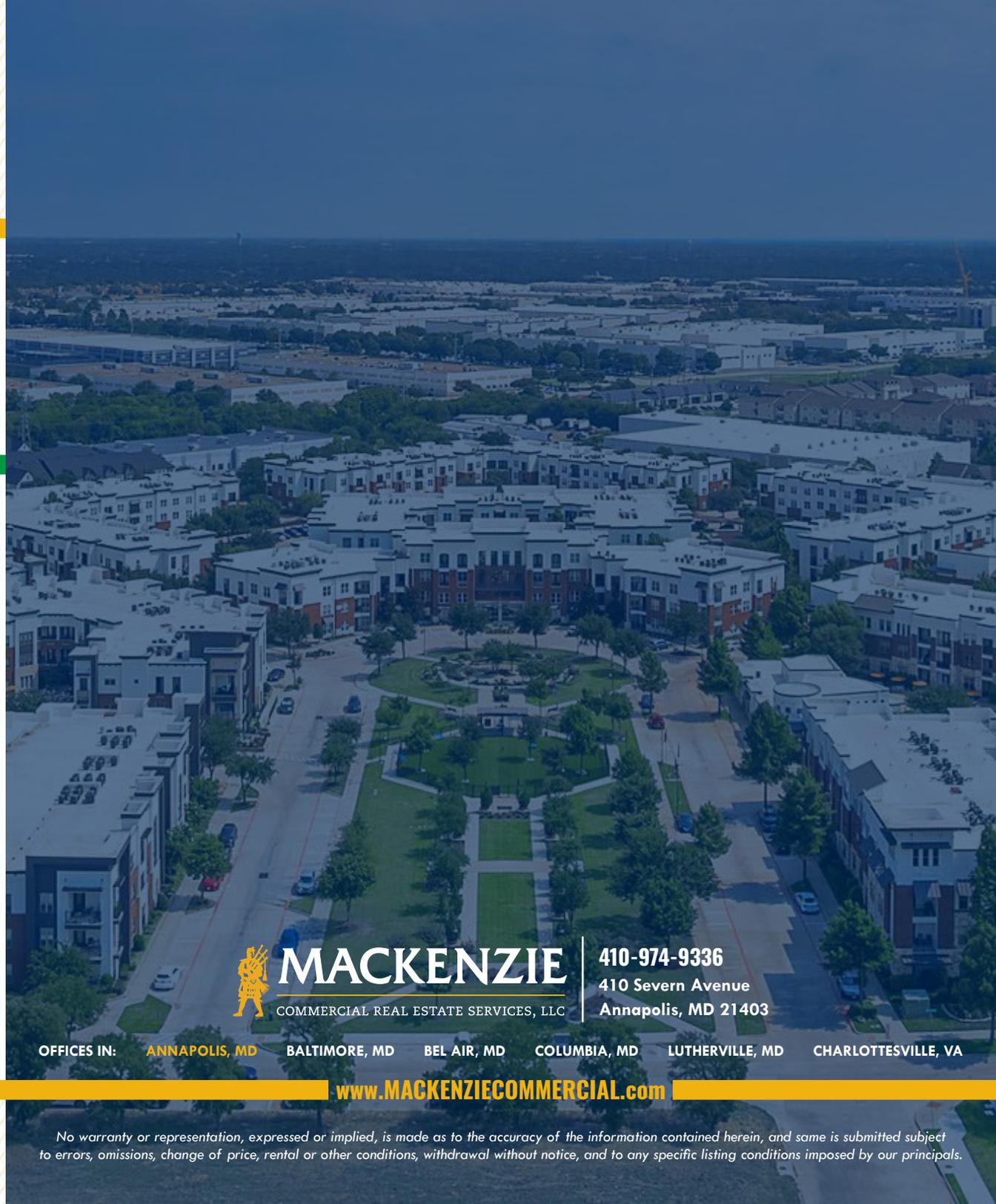
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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