



# Collin Creek Mall

PLANO, TEXAS



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## THE MERCHANDISING

- Collin Creek Mall is a strong regional center with over 1.1 million square feet of retail space including five major stores.
- Each of Collin Creek Mall's four department stores has experienced solid sales throughout the last decade, a reflection of this market's dynamic growth.
- Macy's generates sales over \$35 million and both Dillard's and JCPenney are strong producers. Amazing Jake's provides a 45,000 square foot entertainment component.
- The lineup of specialty merchants includes American Eagle Outfitters, Ann Taylor Loft, Brookstone, The Disney Store, The Buckle, The Limited divisions, New York & Co., Bath & Body Works, Christopher & Banks, PacSun and Victoria's Secret.
- Collin Creek completed an interior renovation in 2008 that includes a neutral color palette painting of the interior and pedestrian entrances, installation of new ceramic floor tiles, lighting upgrades, installation of three new soft seating areas, renewal of restroom facilities and more.
- Collin Creek Mall's growing market of educated, affluent young families presents an excellent opportunity for retailers of women's apparel, children's apparel and home furnishings.
- The mall's proximity to 104,322 daytime workers within 3 miles makes it a strong location for restaurants and entertainment concepts.

## THE LOCATION

- Collin Creek Mall is located in affluent, high-growth Collin County, 20 miles north of downtown Dallas. Collin County is the second fastest growing county in the Dallas-Fort Worth MSA with a projected annual growth rate between 2007 – 2012 of 19.3%.
- East/west access to the center has been enhanced with the completion of President George Bush Turnpike linking Collin Creek Mall with the North Dallas Tollway and I-35. JCPenney, EDS, Frito-Lay, Alcatel USA, and Dr. Pepper/Seven Up are headquartered in Plano.
- The center has an employment base of over 427,113 workers in its primary trade area.

## THE TRADE AREA

- Trade area residents are affluent, with an average household income of \$98,151. They are also younger than the U.S. average and have a larger than average household size.
- Collin Creek Mall's frequent shoppers are family-oriented— 69 percent are married and 45 percent have children living at home.
- Collin Creek Mall's trade area is growing rapidly and has a current population level of 812,535. It includes the cities of Plano, McKinney and Allen, and parts of Garland, Richardson and Dallas.
- The affluence of the trade area is evident with 95,799 households with \$100,000-plus incomes.

## MALL INFORMATION

LOCATION  
811 N Central Expressway

MARKET  
Dallas

DESCRIPTION  
Collin Creek Mall is a two-level, enclosed center with a super-regional draw

ANCHORS  
Dillard's, JCPenney, Macy's, Sears, Amazing Jake's

TOTAL RETAIL SQUARE FOOTAGE 1,118,000 sq. ft.

PARKING SPACES 6,200

OPENED 1981

EXPANDED 1992; Renovated 2008

## TRADE AREA PROFILE

2009 POPULATION 887,557

2014 PROJECTED POPULATION 1,045,569

2009 HOUSEHOLDS 313,246

2014 PROJECTED HOUSEHOLDS 367,345

2009 MEDIAN AGE 34.6

2009 AVERAGE HH INCOME \$100,019

2014 PROJECTED AVERAGE HH INCOME \$107,966

## 5-MILE RADIUS PROFILE

2009 POPULATION 273,274

2014 PROJECTED POPULATION 289,814

2009 HOUSEHOLDS 104,828

2014 PROJECTED HOUSEHOLDS 112,173

2009 MEDIAN AGE 37.0

2009 AVERAGE HH INCOME \$91,886

2014 PROJECTED AVERAGE HH INCOME \$96,771

## DAYTIME EMPLOYMENT

3-MILE RADIUS 102,704

5-MILE RADIUS 199,300

SOURCE: CLARITAS, INC.

