

# WORLD CUP PLAZA

5454 & 5656 MAIN STREET, 9250, 9320, 9410 DALLAS PARKWAY  
FRISCO, TX 75033

RETAIL PROPERTY FOR LEASE

**CHRIS MUNCY**

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## PROPERTY DESCRIPTION

World Cup Plaza offers an unmatched experience. World Cup Plaza is adjacent to Toyota Stadium, the home of FC Dallas, which will serve as a base camp in the 2026 FIFA World Cup, placing this plaza at the heart of Frisco's vibrant and growing community. Surrounded by soccer fields, parks, and family attractions, this area captures the spirit of Frisco's active, family-friendly lifestyle. Just north of the plaza, the highly anticipated Universal Studios is scheduled to open in May 2026, further enhancing the appeal of this thriving destination. With convenient access to major highways, nearby dining, and retail options, World Cup Plaza places tenants and visitors at the center of a growing, vibrant community that continues to attract families and businesses alike.

## PROPERTY HIGHLIGHTS

- Located in one of the fastest-growing cities in the U.S.
- Surrounded by family-friendly attractions, including parks, soccer fields, and future Universal Studios (opening May 2026)
- Nearby dining, shopping, and entertainment options within walking or short driving distance

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## OFFERING SUMMARY

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Available SF:     | 1,058 - 4,396 SF                                                                     |
| Building Size:    | 90,391 SF                                                                            |
| Vehicles Per Day: | 115,000 via Dallas North Toll, 20,000 via Main St                                    |
| Major Tenants:    | Blue Goose Cantina, Lemma Coffee, Hikari Sushi, Boardroom Salon For Men, Wells Fargo |

## DEMOGRAPHICS

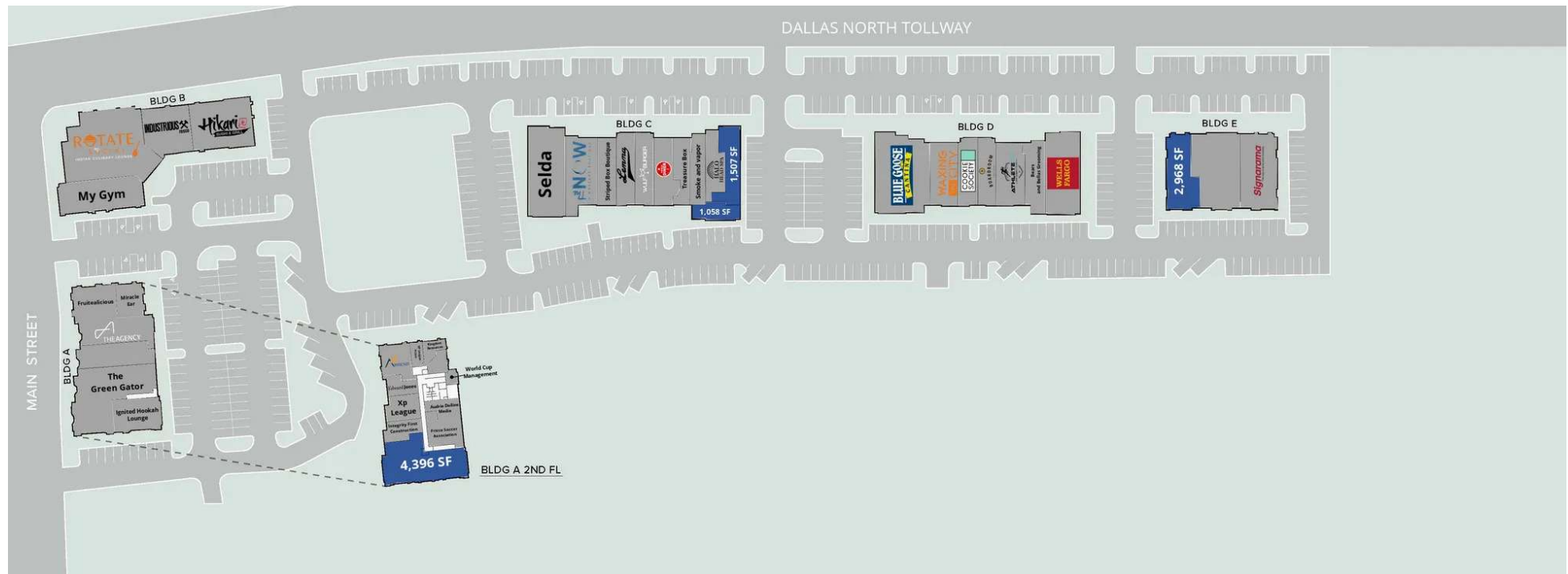
|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$127,338 | \$193,839 | \$179,187 |
| Total Population  | 7,882     | 99,354    | 274,658   |
| Total Households  | 3,685     | 34,944    | 93,753    |





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## LEGEND

Available

Unavailable

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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WHITESTONE

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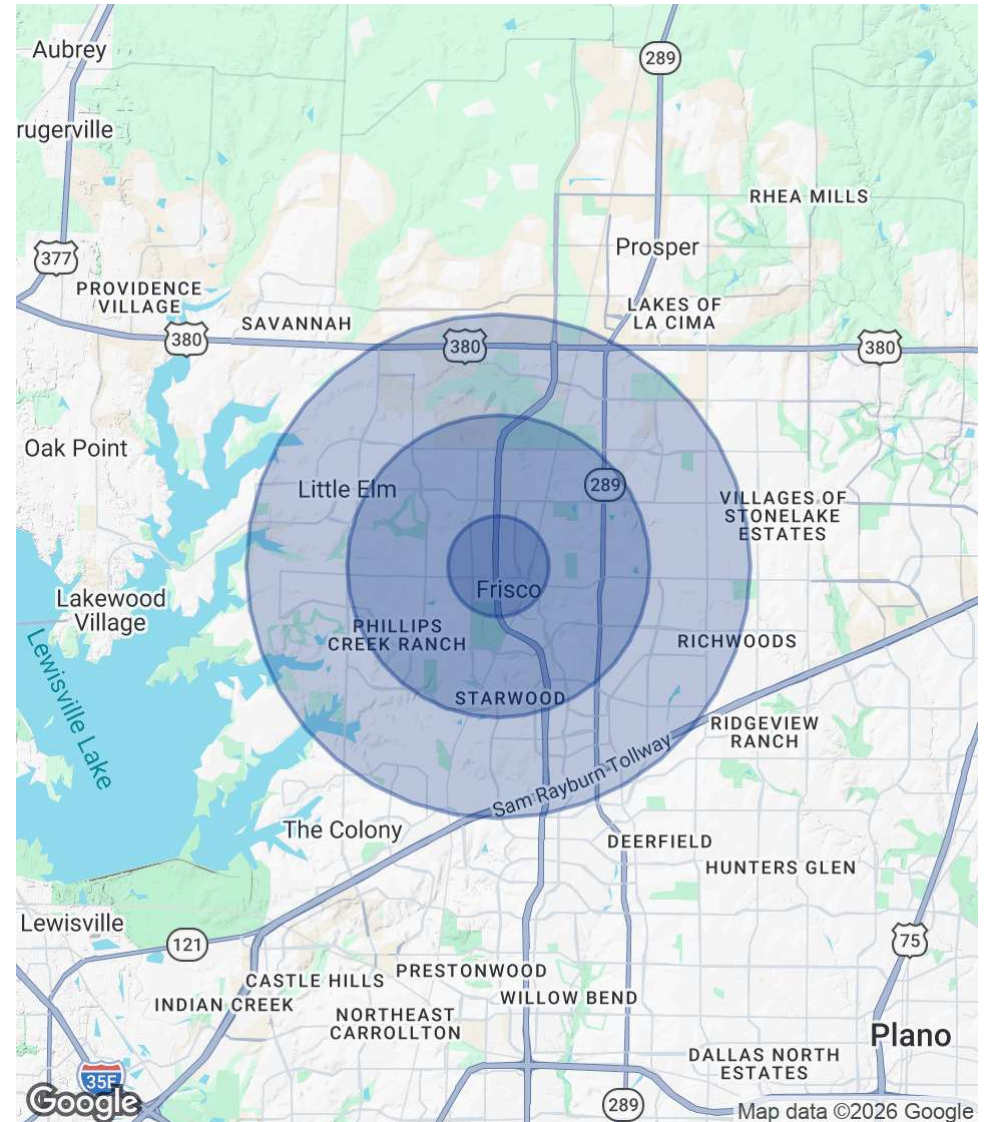
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| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 7,882  | 99,354  | 274,658 |
| Average Age      | 37     | 36      | 36      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,685     | 34,944    | 93,753    |
| # of Persons per HH | 2.1       | 2.8       | 2.9       |
| Average HH Income   | \$127,338 | \$193,839 | \$179,187 |
| Average House Value | \$642,652 | \$706,761 | \$609,748 |

2020 American Community Survey (ACS)



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