

GROUND LEASE OR BTS OPPORTUNITY

MCKINNEY, TX | SWQ HWY 380 & HARDIN BLVD



TYPE OF CENTER:
GROUND LEASE OR BTS
OPPORTUNITY

AVAILABILITY: 0.56 ACRE
PAD SITE [24,393 SF]

FOR LEASE:
PLEASE CONTACT BROKER

TRAFFIC GENERATORS:

24 FITNESS

petco

Visionworks

Panera
BREAD

Marshalls

GLORIA'S
LATIN CUISINE

at home
The Home Décor Superstore

Raytheon



CINEMARK

COSTCO
WHOLESALE

HOBBY LOBBY
Super-Savings. Super Selection!

Ground Lease or BTS Opportunity located in one of DFW's most affluent suburbs. The site sits in the mix of well established retail, restaurant and entertainment users.

DEMOGRAPHICS:

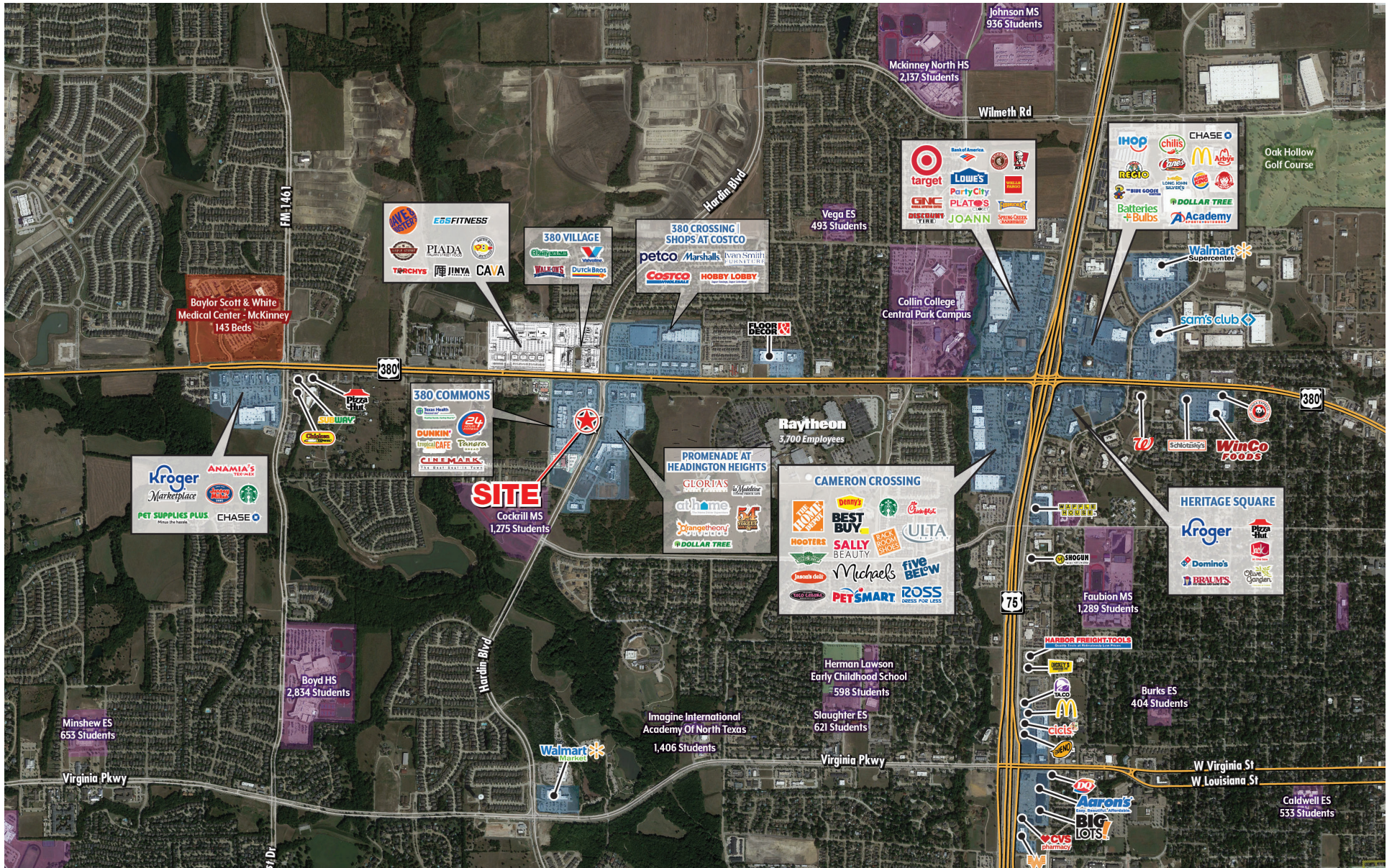
	1 MILE	3 MILE	5 MILE
2023 Population	6,761	75,516	173,997
2023 Daytime Population	6,126	71,101	155,267
2023 Total Households	2,231	26,125	60,959
2023 Average HH Income	\$125,025	\$143,206	\$143,315

TRAFFIC COUNTS:

US Hwy 380: 55,000 VPD
Hardin Blvd: 12,218 VPD

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PETER RUSSELL
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prussell@theretailconnection.net

STEVE GREENBERG
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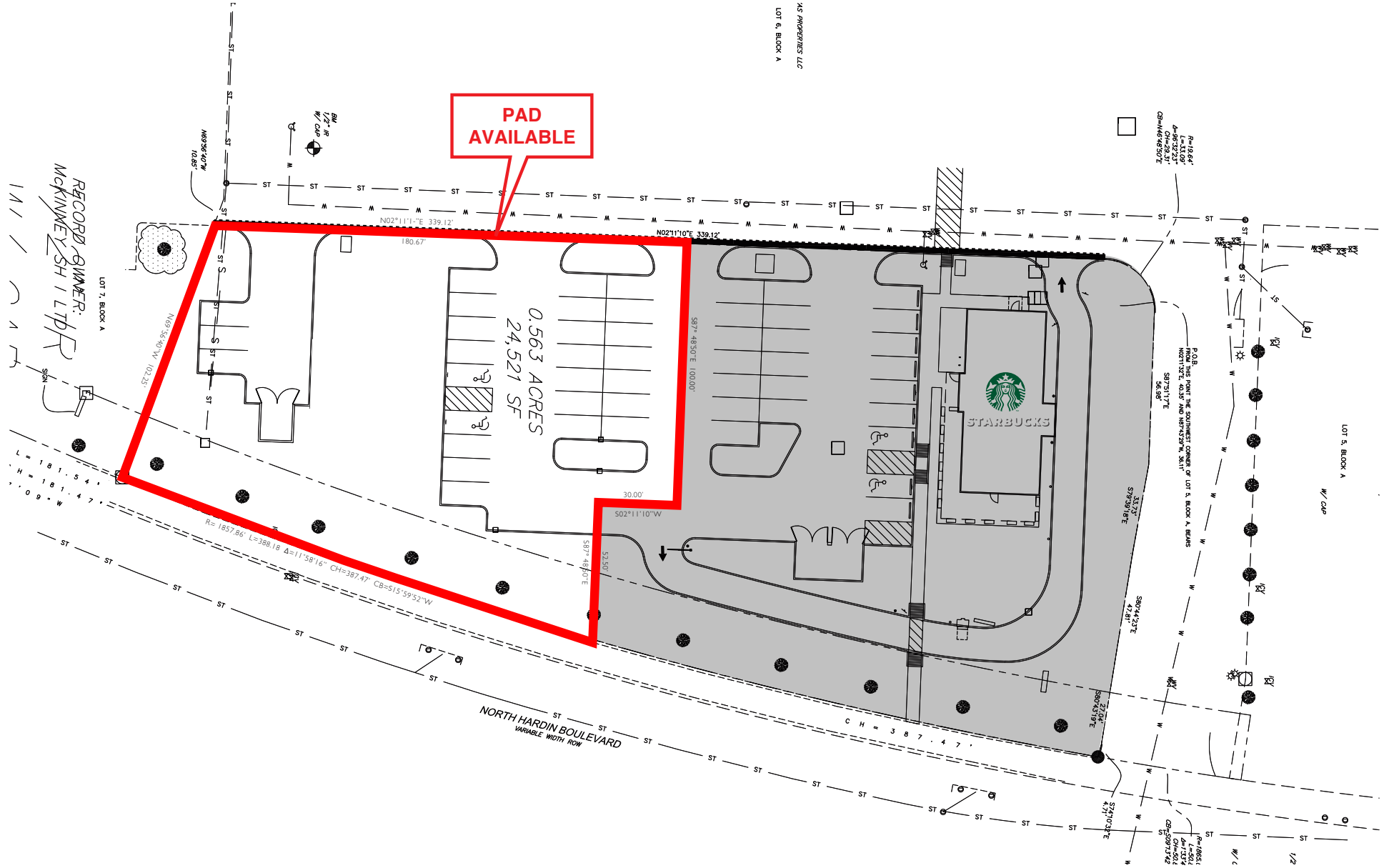
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