

MCKINNEY PLAZA

3114 MCKINNEY STREET
MELISSA, TX 75454



OFFERING SUMMARY

Lease Rate:	\$38.00- \$40.00 SF/yr (NNN)
Building Size:	8,108 SF
Available SF:	4586
Number of Units:	1
Year Built:	2025

PROPERTY OVERVIEW

McKinney Plaza is a mixed-use development currently under construction in the dynamic growth area of Melissa, Texas. Because it is located directly off Hwy 5/McKinney Street, it is easily accessible and provides excellent visibility for tenants. Join the many new businesses expanding into the area, Kroger Marketplace (1 mile), Buc-ees (5 mins) and HEB (1.5 miles) to name a few.

This space can be used for retail, office, or medical office. Asking rent is \$38-\$40 psf/yr plus NNN's, which are estimated to be \$10 psf/yr. Completed.

PROPERTY HIGHLIGHTS

- Completed Construction
- 4586 SF Available
- Ample parking for customers and employees: 53 spaces
- Flexible layout to accommodate various retail concepts
- High vehicle traffic area

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

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COMMERCIAL REALTY

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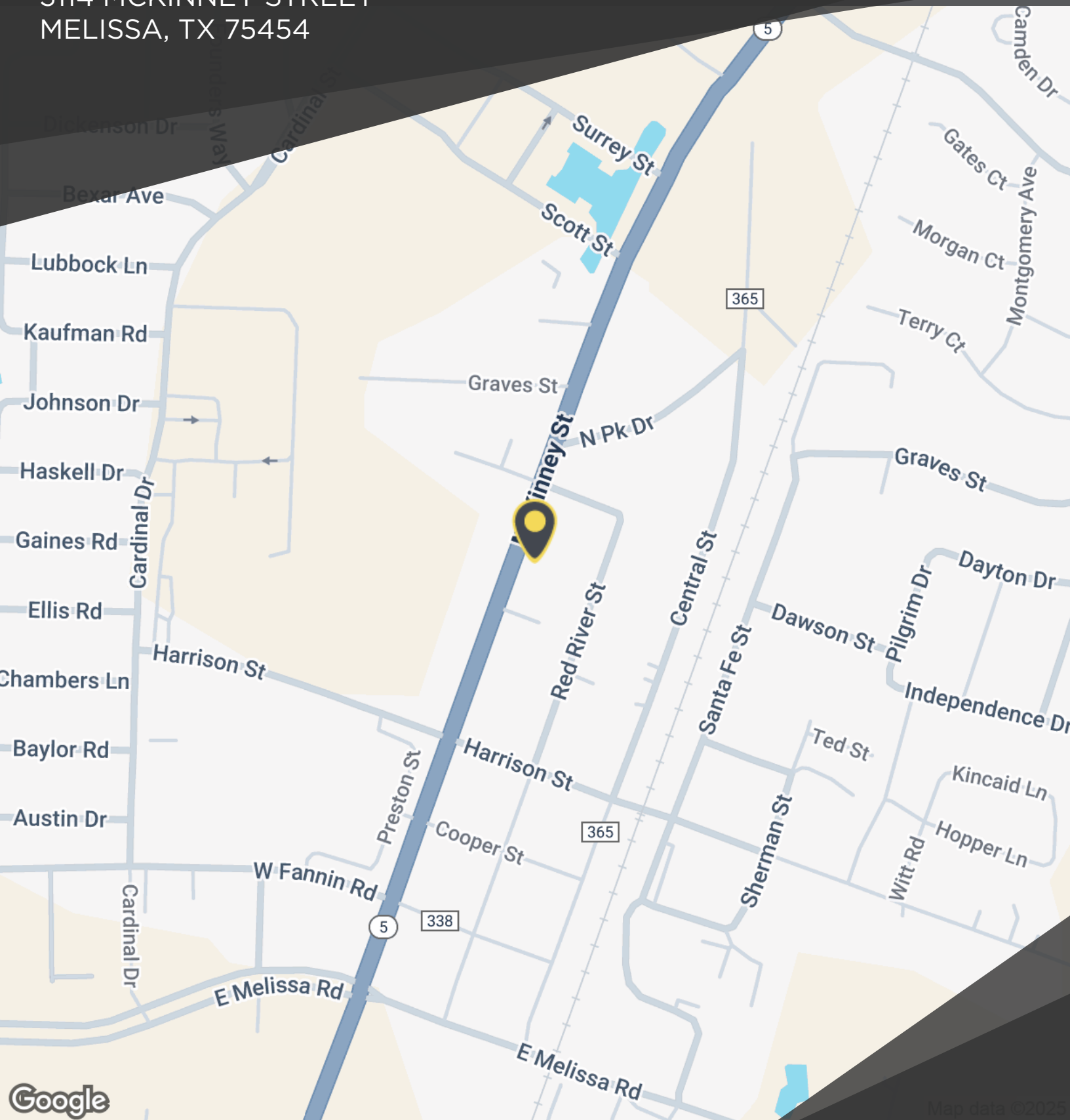
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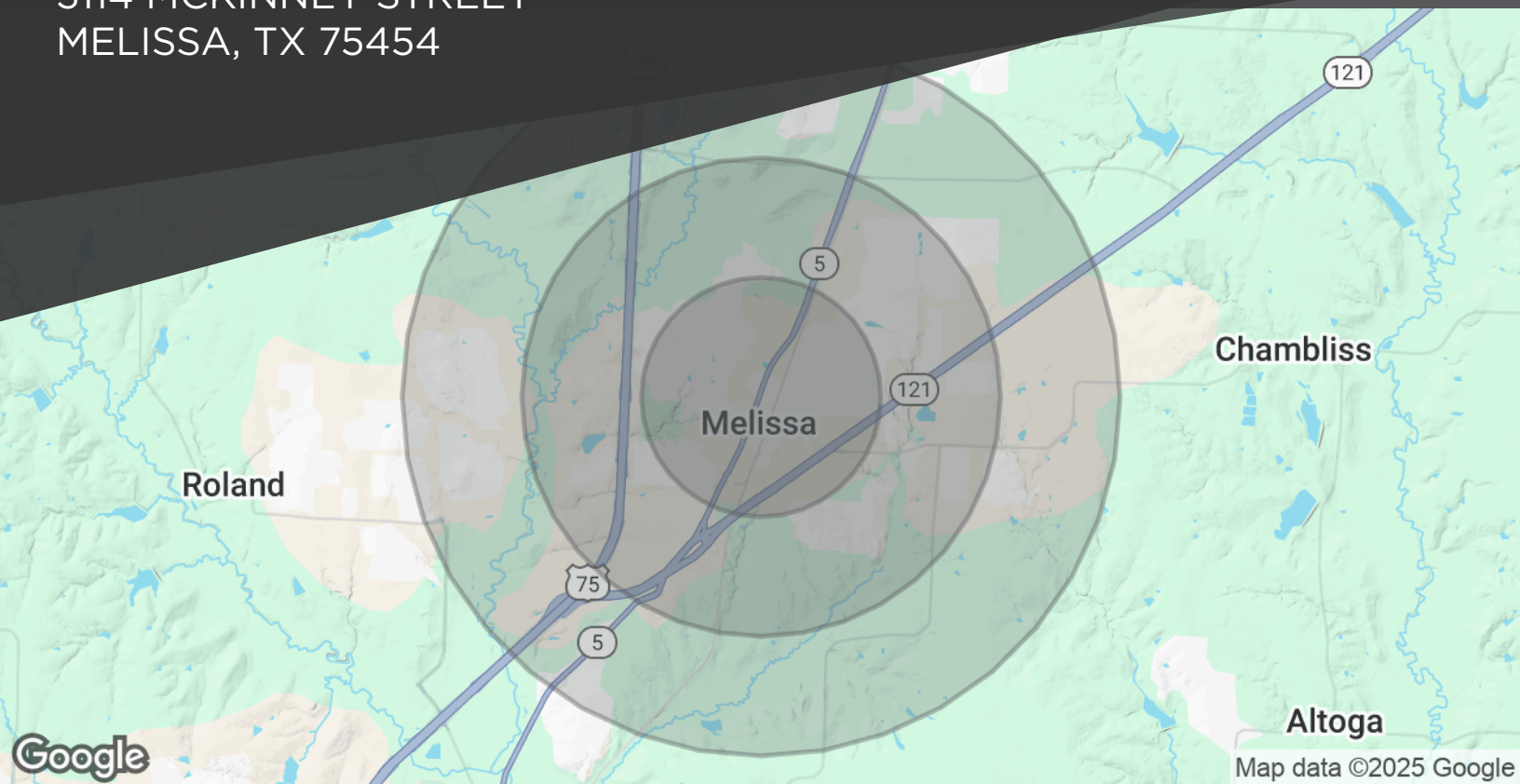
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,093	8,112	12,628
Average Age	31.6	32.3	31.6
Average Age (Male)	38.0	38.0	37.0
Average Age (Female)	27.9	28.7	28.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	886	2,366	3,662
# of Persons per HH	3.5	3.4	3.4
Average HH Income	\$126,290	\$126,428	\$122,809
Average House Value	\$318,132	\$317,863	\$312,614

2020 American Community Survey (ACS)

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