

FOR LEASE - 1,300 SF Retail Space

MACK CENTER

(available Oct. 1, 2025)

1607 E. McKinney St., Suite 650, Denton, TX 76209



At a Glance

Leasing Rate **NEGOTIABLE/NNN**

Available for Lease **1,372 SF**
– former Beauty Supply store
(available October 1, 2025)

Building Size **12,352 SF**

Demographics

2023 Demographics	1 mile	3 miles	5 miles
Population	11,243	91,032	141,657
Average Income	\$68,628	\$77,199	\$93,780

Traffic Count

E. McKinney Street **14,272 vpd**

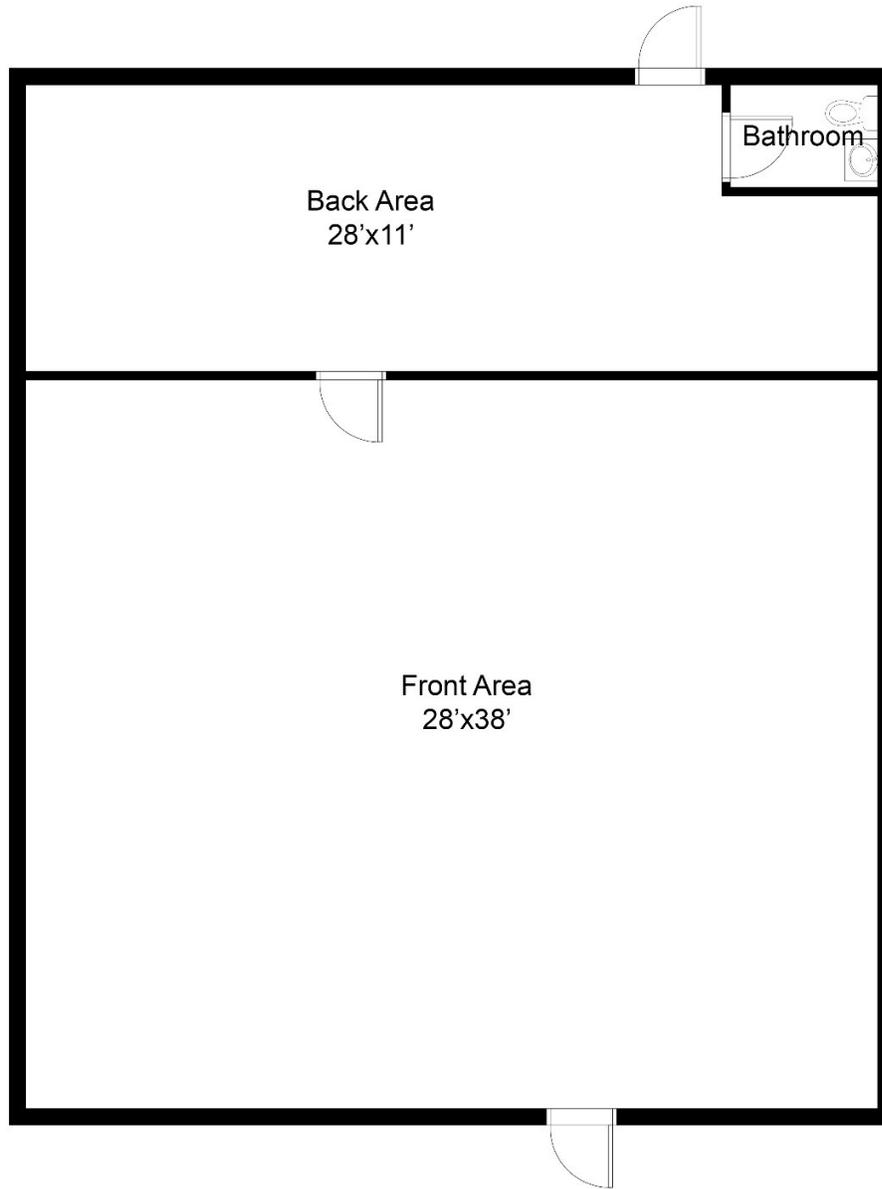
N. Woodrow Ln **15,878 vpd**

Property Features

- Fully occupied retail center with busy foot traffic
- 2nd gen. service/retail – central visibility
- Hard corner location with excellent visibility at intersection of E. McKinney Street & N. Woodrow Lane
- Neighborhood retail in well-established community
- Ample parking and pylon sign available

PGL COMMERCIAL

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FLOOR P L A N

This floor plan, including the dimensions, are approximate and for illustrative purposes only.

Total: 1,372 SF

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SITE PLAN

Address: 1607 E McKinney St
 City, State, ZIP: Denton, TX 76209
 Country: USA
 Scale 1":40'

SUITE	TENANT	SQ. FT.
300	Mack Dental	3,150
400	Toros Tacos	1,300
500	Salon Tijeras Magica	700
600	MetroPCS - Tmobile	2,000
650	VACANT (10/1/25)	1,372
700	Meen Vapor & Smoke Shop	1,250
800	Tortilleria Tierra Caliente	625
850	AA Best Bail Bond	1,080
900	Donut	875
TOTAL GLA		12,352

Retail Space
VACANT
 (available Oct. 1, 2025)
 1,372 SFT
 (Your Style Beauty Supply)

