

# FOR LEASE

## First Floor Space Available



Total Area: 3,911 SF  
1st Floor: 3,135 SF  
1st Floor Patio: 779SF

Retail/Restaurant/Studio  
Contact Ben Kuehne  
(469)885-8001

### Key Features:

Prime location in the historical district of Downtown McKinney  
First-floor space with large patio, excellent street visibility and foot traffic  
Collaborative landlord open to working on interior design and business concept  
Ideal for a wide range of retail, culinary, or creative ventures  
Surrounded by thriving local businesses and community events!

