

MCKINNEY OFFICE SPACE FOR LEASE

ESTABLISHED LOCATION ON US 380

910 W UNIVERSITY DR. - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	3,575 SF
AVAILABLE SF	3,575 SF
MIN. DIVISIBLE	3,575 SF
MAX. CONTIG.	3,575 SF
LEASE RATE	\$18.50 /SF + NNN
NNN	TBD
LEASE TERM	3-5 YEARS
TI ALLOWANCE	NEGOTIABLE

FEATURES

ZONING	BG -GENERAL BUSINESS
YEAR BUILT	1982
PARKING	17 SPACES
TENANT SIGNAGE	AVAILABLE
FLOORING	WOOD CARPET TILE



careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 972.562.8003

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The subject property is located on US 380 just east of US 75 and just west of SH 5 near the downtown area of McKinney. This property is located at a central location with easy access from multiple major highways making this an ideal office for thousands of nearby residents. US 380 frontage provides great visibility to the property.

NEARBY BUSINESSES

**WinCo
FOODS**



Walgreens

**Hutchins
BARBEQUE**

DEMOGRAPHICS

2023 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	7,186	54,490	114,979
Average Household Income	\$79,754	\$90,606	\$109,584

TRAFFIC COUNTS

HWY 380 @ HWY 75	50,932 VPD
HWY 380 @ HWY 5	34,922 VPD

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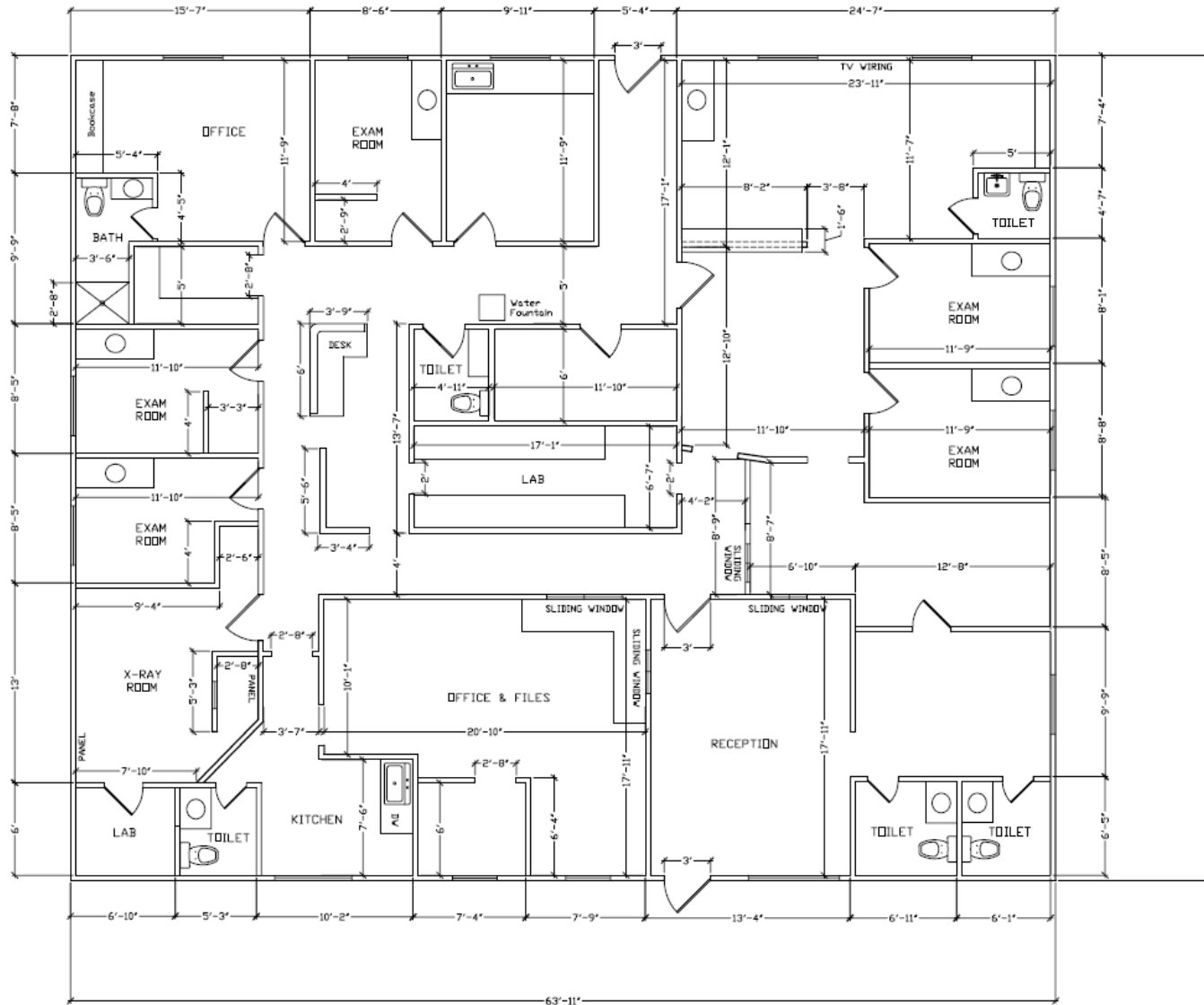
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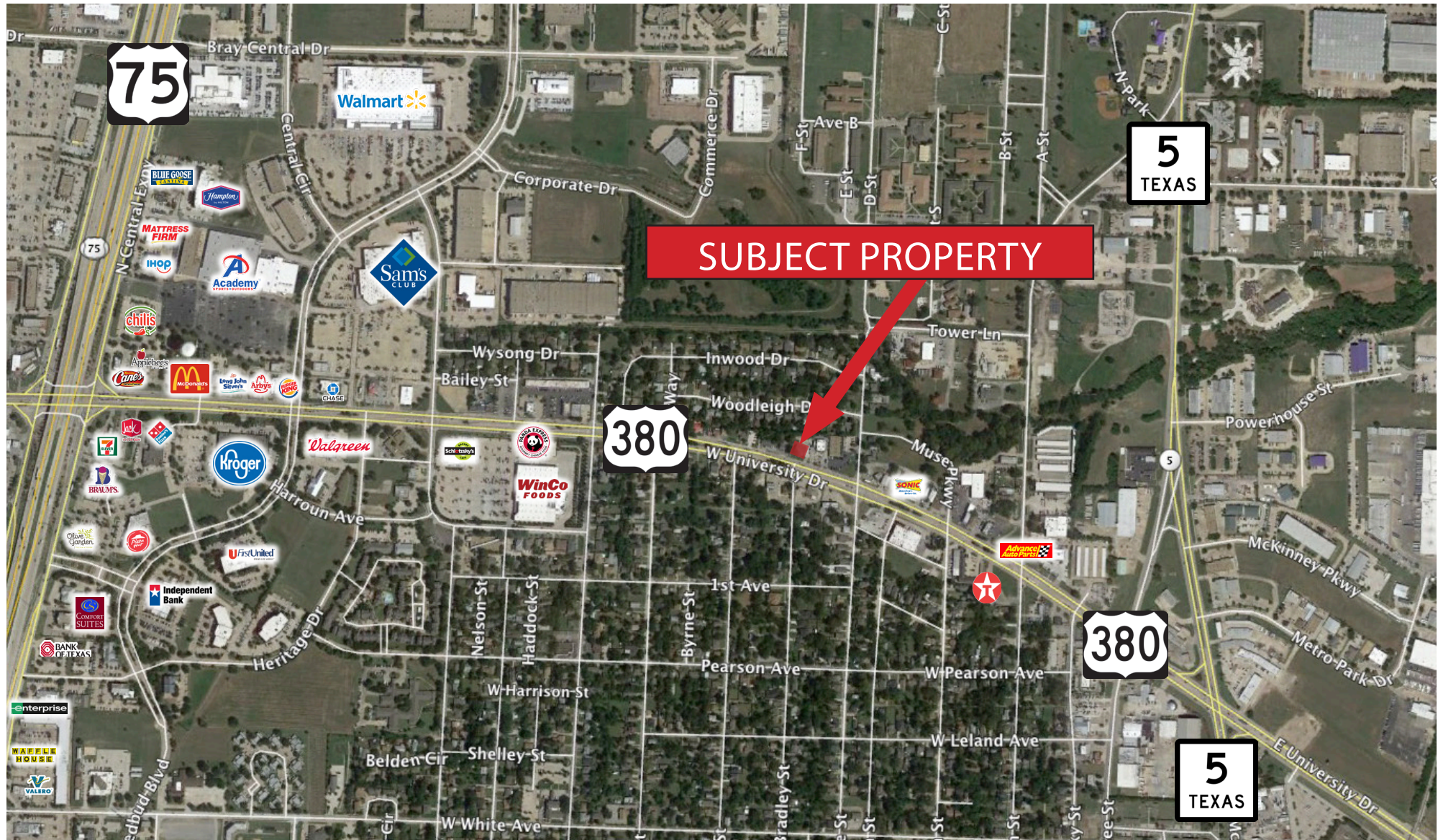


FLOOR PLAN



1 FLOOR PLAN
1/4" = 1'-0"

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METROPLEX LOCATION

