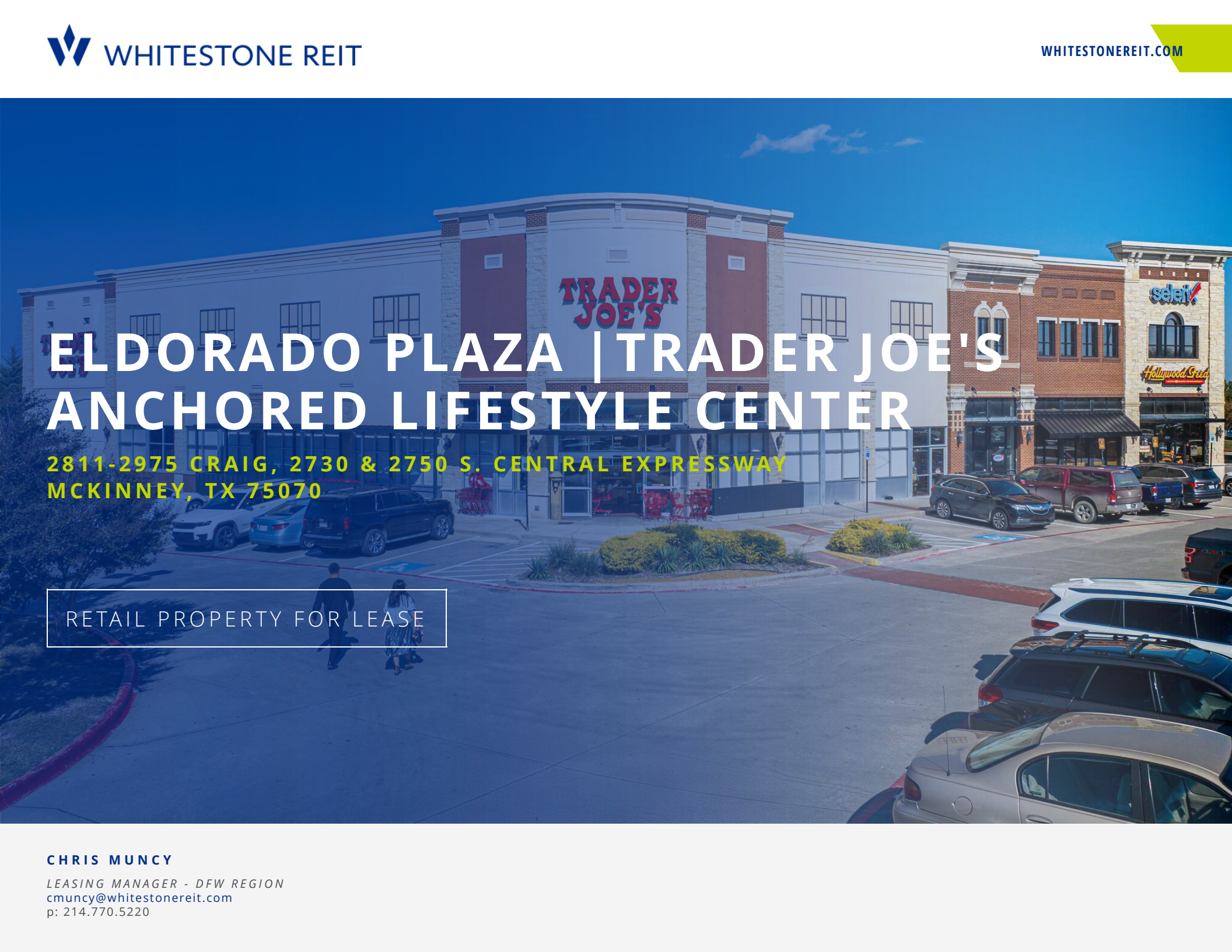




ELDORADO PLAZA | TRADER JOE'S ANCHORED LIFESTYLE CENTER

2811-2975 CRAIG, 2730 & 2750 S. CENTRAL EXPRESSWAY
MCKINNEY, TX 75070

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

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ELDORADO PLAZA | TRADER JOE'S ANCHORED LIFESTYLE CENTER

TRADER JOE'S ANCHORED GROCERY STORE | 2811-2975 CRAIG, 2730 & 2750 S. CENTRAL EXPRESSWAY, MCKINNEY, TX 75070



PROPERTY DESCRIPTION

Trader Joe's, Starbucks, pOpshelf, Cristina's Fine Mexican Cuisine, Barro's Pizza, and Belk anchor Eldorado Plaza at the NW corner of US-75 and Eldorado Parkway in McKinney, the 5th fastest-growing city in the United States. Centrally located and convenient to a thriving and rapidly growing population, Eldorado Plaza features numerous options for the community to dine and shop for essentials.

PROPERTY HIGHLIGHTS

- Trader Joe's and Starbucks, pOpshelf, among other great tenants attract a diverse consumer base to Eldorado Plaza
- 98,926 VPD at the intersection of Eldorado Pkwy and the 75 Fwy
- Centrally located and well-known among the residents of McKinney and surrounding cities.

OFFERING SUMMARY

Building Size:	221,577 SF
Vehicles Per Day:	142,470 via Highway 75
	30,996 via Eldorado Parkway
Major Tenants:	Trader Joe's, Starbucks, Cristina's, pOpshelf, Salt Grass Steakhouse, Rock Fish, Chipotle Mexican Grill, Belk

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$125,618	\$138,026	\$156,257
Total Population	10,704	83,974	220,684
Total Households	4,363	30,893	78,125

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LEGEND

Available

Unavailable



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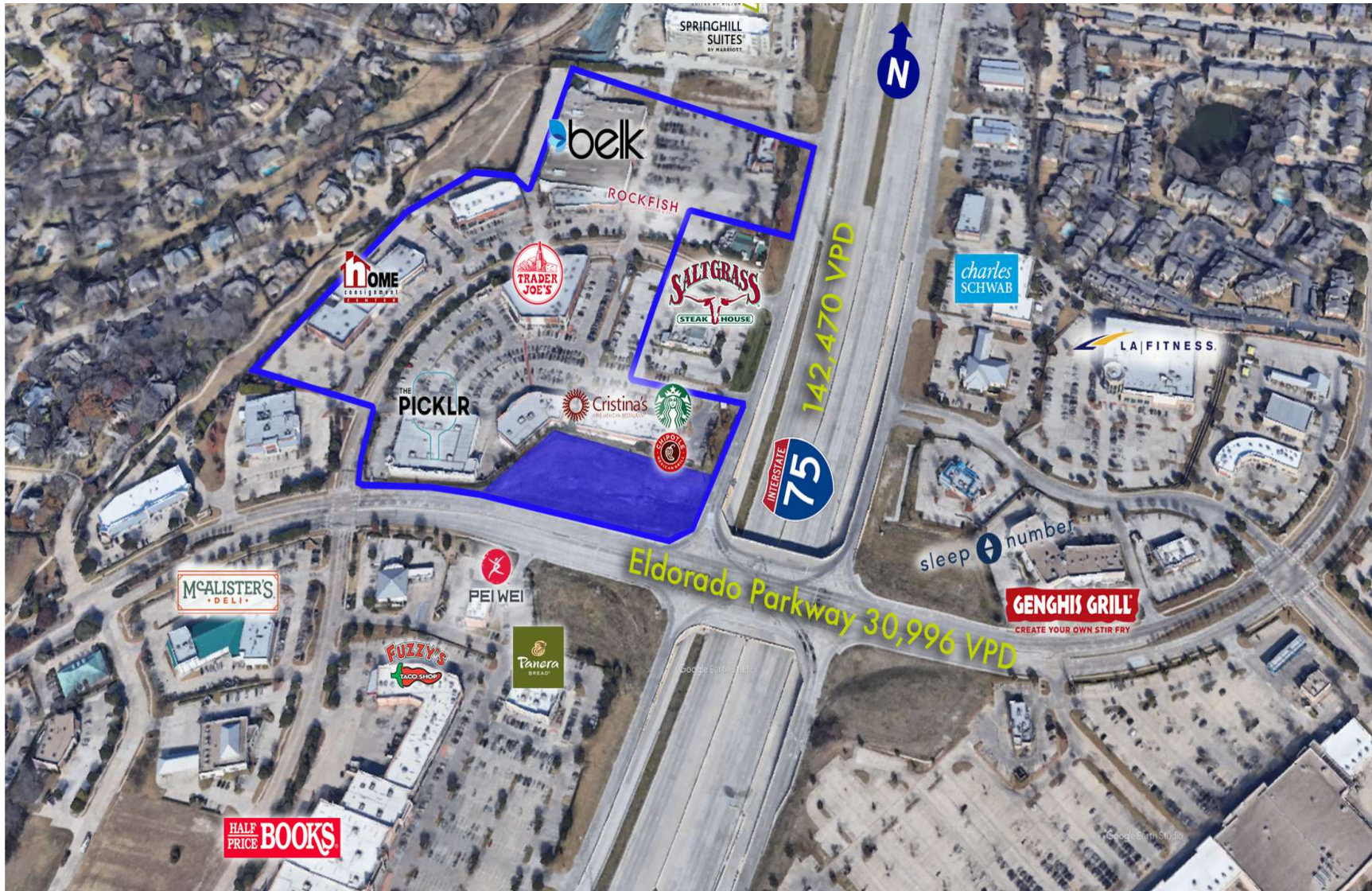
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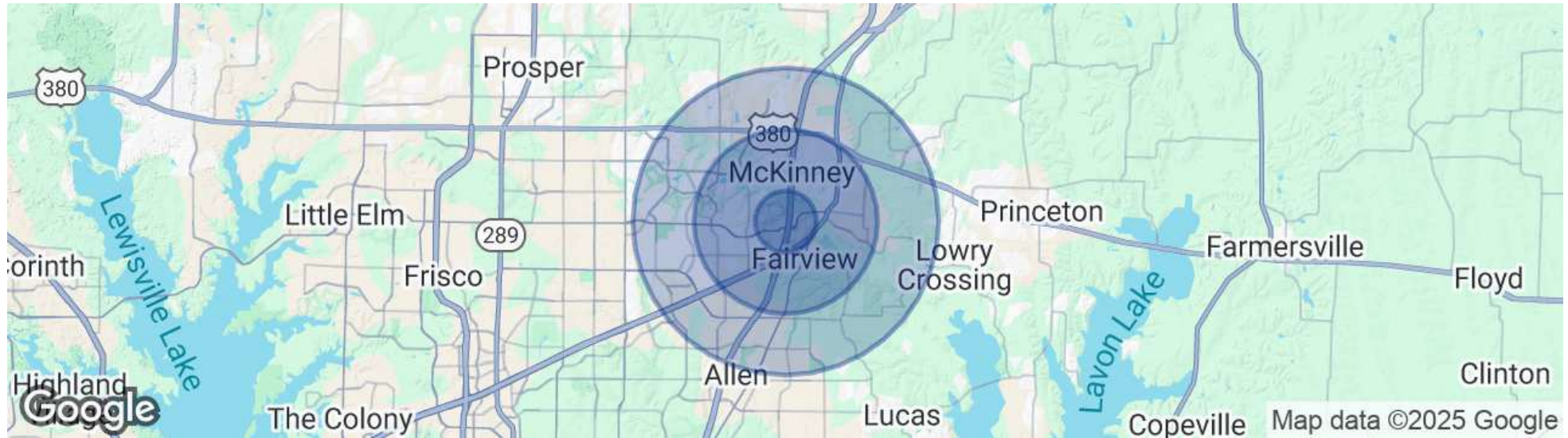
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,704	83,974	220,684
Median age	40	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,363	30,893	78,125
# of persons per HH	2.5	2.7	2.8
Average HH income	\$125,618	\$138,026	\$156,257
Average house value	\$531,639	\$506,129	\$532,429

* Demographic data derived from 2020 ACS - US Census

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