

ELDORADO PLAZA | TRADER JOE'S ANCHORED LIFESTYLE CENTER

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

RETAIL PROPERTY FOR LEASE

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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 | \$127,403 | \$140,273 | \$156,452 |
| Total Population | 11,129 | 87,823 | 219,571 |
| Total Households | 4,540 | 32,302 | 77,646 |

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LEGEND

Available

Unavailable



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All figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do and will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



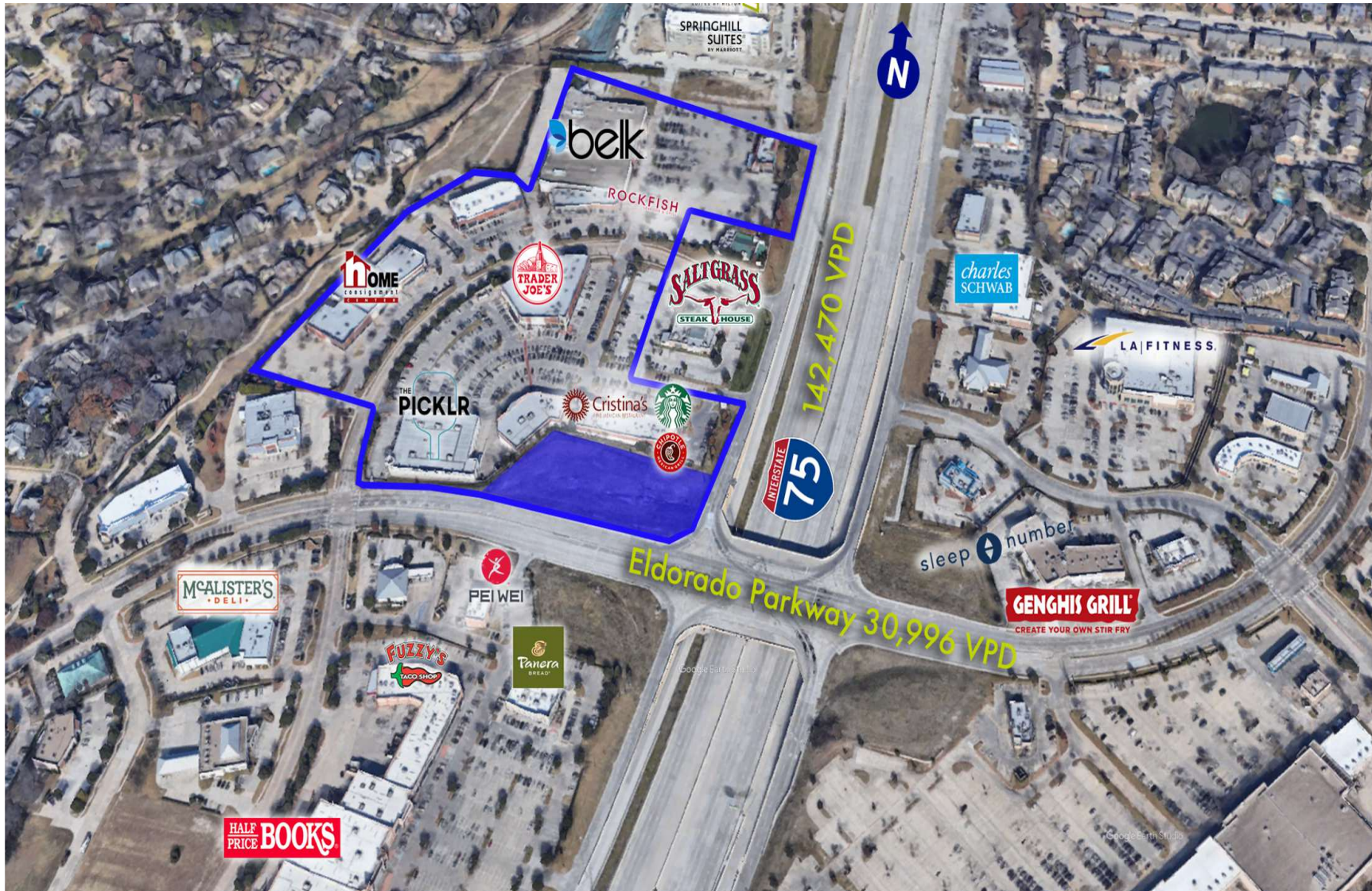
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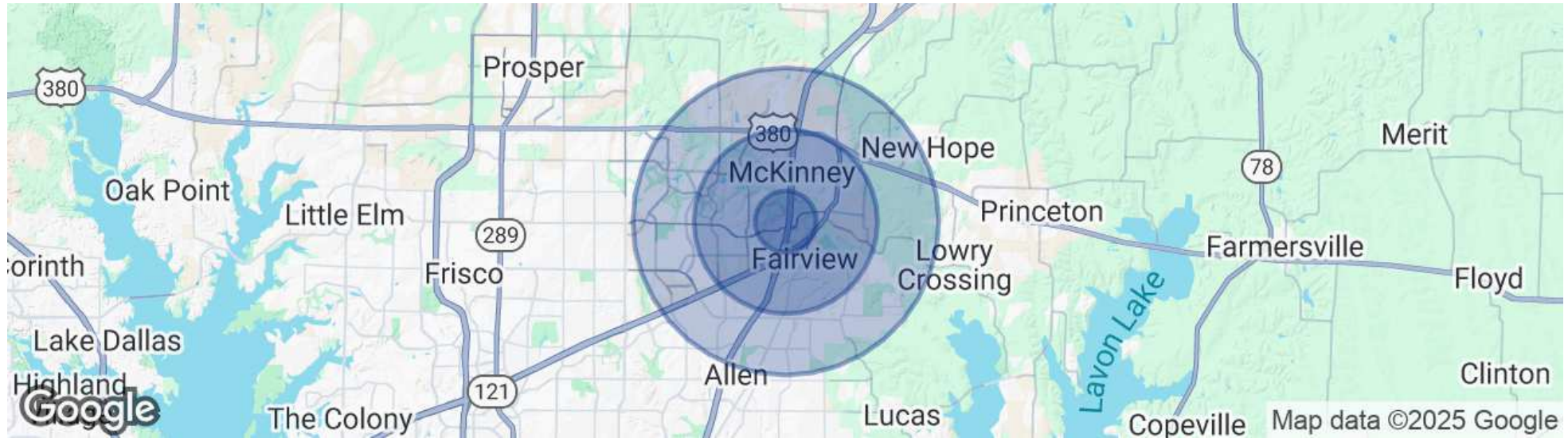
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total population | 11,129 | 87,823 | 219,571 |
| Median age | 40 | 39 | 38 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,540 | 32,302 | 77,646 |
| # of persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH income | \$127,403 | \$140,273 | \$156,452 |
| Average house value | \$536,442 | \$511,135 | \$531,130 |

* Demographic data derived from 2020 ACS - US Census

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