MARKETPLACE
AT MONTICELLO

Neighborhood-Serving Retail Center

Princeton, TX

FOR LEASE

DIRECT BY OWNER

COPE EQUITIES | COPE REALTY

OVERVIEW

Marketplace at Monticello is **12,600 SF retail strip center** located in the Shoppes at Monticello in Princeton, TX. **McDonald's** and **Hit the Road Gas Station & Convenience Store** are located in the same strip.

- **Location:** FM-75 (Longneck) & Monticello Drive
- **Available Spaces:** 1,200 - 6,000 SF
- **Zoning:** Retail / Commercial
- **Parking:** Ample Surface Parking
- **Delivery (Shell):** Estimated Q1-2027

TARGETED USES (NON-EXCLUSIVE)

- **Fast Casual / QSR**
- **Coffee / Café**
- **Medical / Dental**
- **Salon / Personal Services**
- **Boutique Fitness**
- **Neighborhood Retail**
- **Professional Services**

Tenant mix is being intentionally curated to protect co-tenancy and long-term sales performance.

Let's get on a quick call to discuss leasing!

CHAD CRUS - (469) 929-3978

HIGHLIGHTS

- Surrounded by rapidly expanding residential rooftops
- Limited nearby neighborhood-scale retail
- Strong commuter and local traffic counts (7,487 VPD)
- Positioned to capture daily service and food demand
- Designed for repeat, convenience-driven visits

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TRADE AREA METRICS

8,136 (1 MILE) — **29,186 (3 MILE)**

POPULATION

26.60% (1 MILE) — **24.84% (3 MILE)**

POPULATION GROWTH (2024 - 2029)

2,563 (1 MILE) — **9,215 (3 MILE)**

HOUSEHOLDS

26.96% (1 MILE) — **25.10% (3 MILE)**

HOUSEHOLD GROWTH (2024 - 2029)

TRAFFIC COUNT: 7,487 VPD

$84,658 (1 MILE)
$94,341 (3 MILE)
$97,272 (5 MILE)

AVG. HOUSEHOLD INCOME