

# 1535 EAST MAIN ST.

1535 EAST MAIN STREET, ALLEN, TX 75002

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Near 1535 East Main Street in Allen, TX, you'll find a lively community with great shopping and dining. Allen Premium Outlets is nearby, offering a wide range of top brands. The area also has parks and recreational facilities for outdoor activities. Main Street is bustling with local shops and eateries, creating a vibrant environment for businesses.

### PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1.05 Acres
Lot Size:	1.05 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,314	26,672	67,573
Total Population	16,209	79,213	193,149
Average HH Income	\$140,614	\$154,153	\$163,938

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



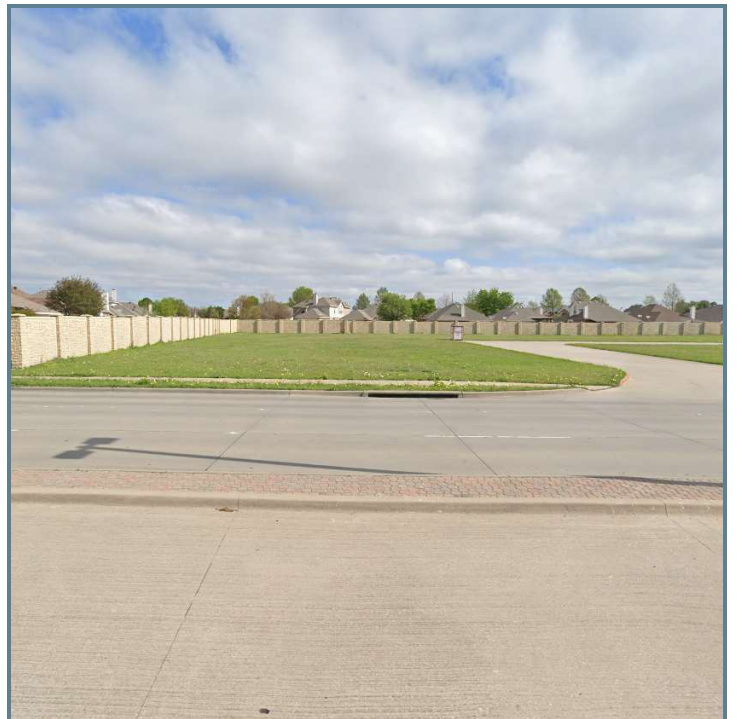
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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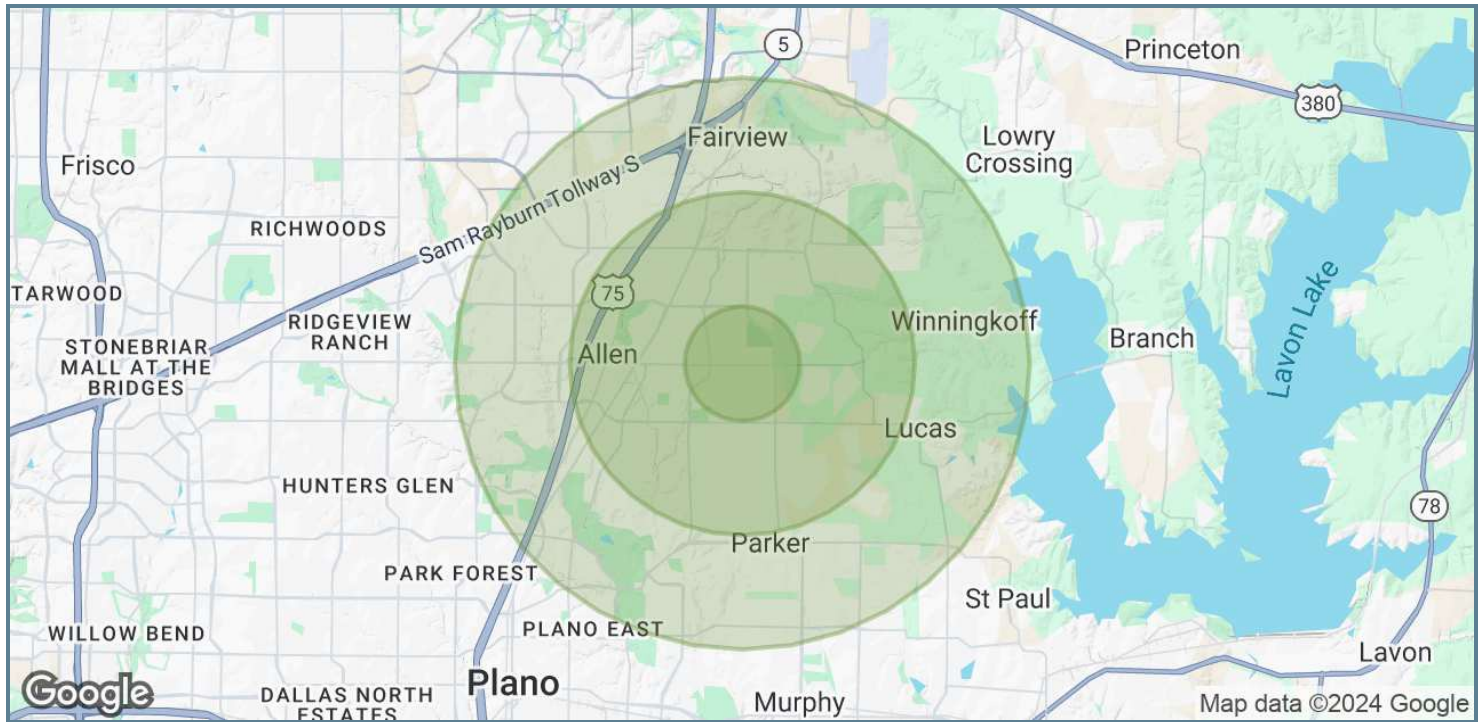
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,209	79,213	193,149
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,314	26,672	67,573
# of Persons per HH	3.1	3	2.9
Average HH Income	\$140,614	\$154,153	\$163,938
Average House Value	\$441,165	\$505,482	\$548,643

Demographics data derived from AlphaMap

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