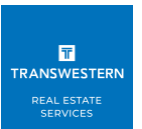




## VIRGINIA RIDGE PROFESSIONAL PARK, 175 S. RIDGE ROAD, MCKINNEY

2,300 SF  
AVAILABLE MEDICAL  
OFFICE





# BUILDING HIGHLIGHTS

**TYPE:** Medical Office Space

**SQUARE FOOTAGE:** 2,300 SF

**LEASE RATE:** \$24.00 NNN

**NNN:** \$8.73 includes HOA fees

**CEILING HEIGHT:** 10' Feet

**YEAR BUILT:** 2003

**PARKING RATIO:** 5/1000

**PARKING SPACES:**

**ACCESS:** Dual Access from Ridge Road and Virginia Parkway

**SIGNAGE:** Monument and Building

**LIGHTING:** Abundant Natural Light, Accent Lighting

**CONDITION:** Above Standard Finishes - Move In Ready

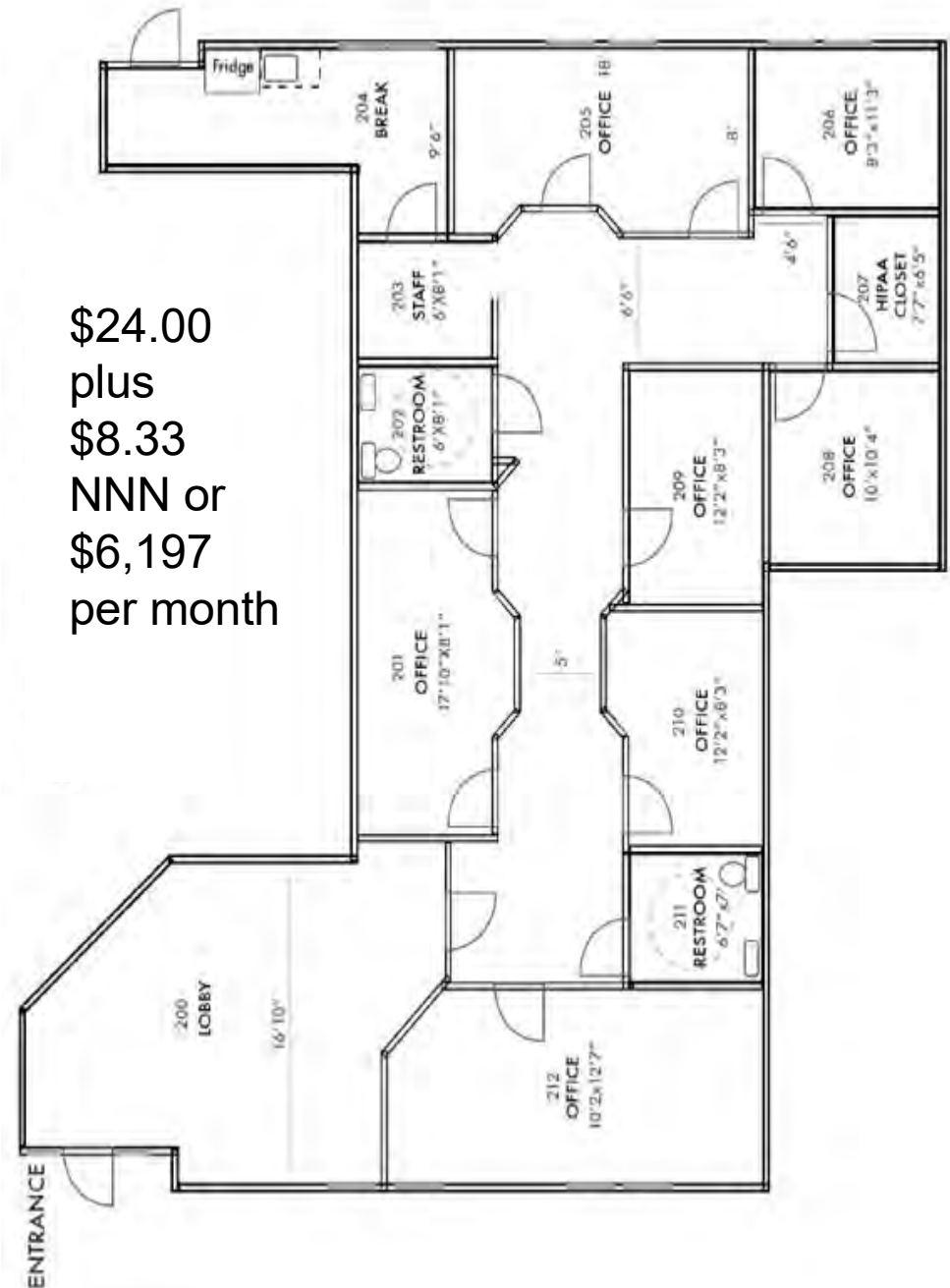
**ZONING:** Office/ Medical

**VIDEO:**

# FLOORPLAN

- Large Spacious Reception Area
- Open Check in Area to Reception
- 2 Restrooms
- 8 Offices
- Kitchen
- Server/Telco Room
- Note: This suite was formerly occupied by a clinical medical practice and was designed with extensive plumbing throughout the space. While the plumbing has been capped, it can be easily reactivated to accommodate additional sinks or clinical needs. Several offices were previously expanded, offering flexibility to either maintain larger office layouts or reconfigure them into efficient exam rooms as needed. See next page

Medical Office +/- 2,300 SF



\$24.00  
plus  
\$8.33  
NNN or  
\$6,197  
per month





## OTHER TENANTS IN THE AREA

Smiles Orthodontics  
 McKinney Endodontics  
 ReBalance Physical Therapy  
 VR Pediatrics and Physical Therapy  
 A Plus/ Indentgo Physical Therapy  
 Stonebridge Animal Hospital  
 Sips Fine Wine and Spirits  
 Ebby Halliday  
 Capital Title  
 Mark Craig Dentist and Oral Surgeon  
 Montessori School  
 Lone Star Pediatrics  
 Kidsville Pediatrics  
 Eyes of Beauty Lashes and Brows/MG Salon  
 Pharma Plus Pharmacy  
 Kidsville Pediatrics  
 Lee Family Dentistry  
 Stonebridge Foot and Ankle  
 Action Behavior Centers  
 Metroplex Medical Center  
 Innovative Dental Specialists  
 Eric Ross Chiropractor  
 Farmers Insurance  
 Scott Chiropractor  
 McKinney Pediatric Dentistry  
 Featured Wealth  
 Academics Plus  
 Earthbound Skin Spa

## PROPERTY VITALS

- 2nd Generation Medical Office
- I
- Above Standard Finishes - Move in Ready
- Abundant Natural Light - Privacy Tint on Windows
- Heart of McKinney
- Close Proximity to Methodist McKinney, Baylor Scott and White Hospitals

# AREA DEMOGRAPHICS



**737,656 RESIDENTS  
WITHIN 10 MILES**



**MEDIAN HOME PRICE**

<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>\$431,187</b>	<b>\$431,281</b>	<b>\$433,638</b>



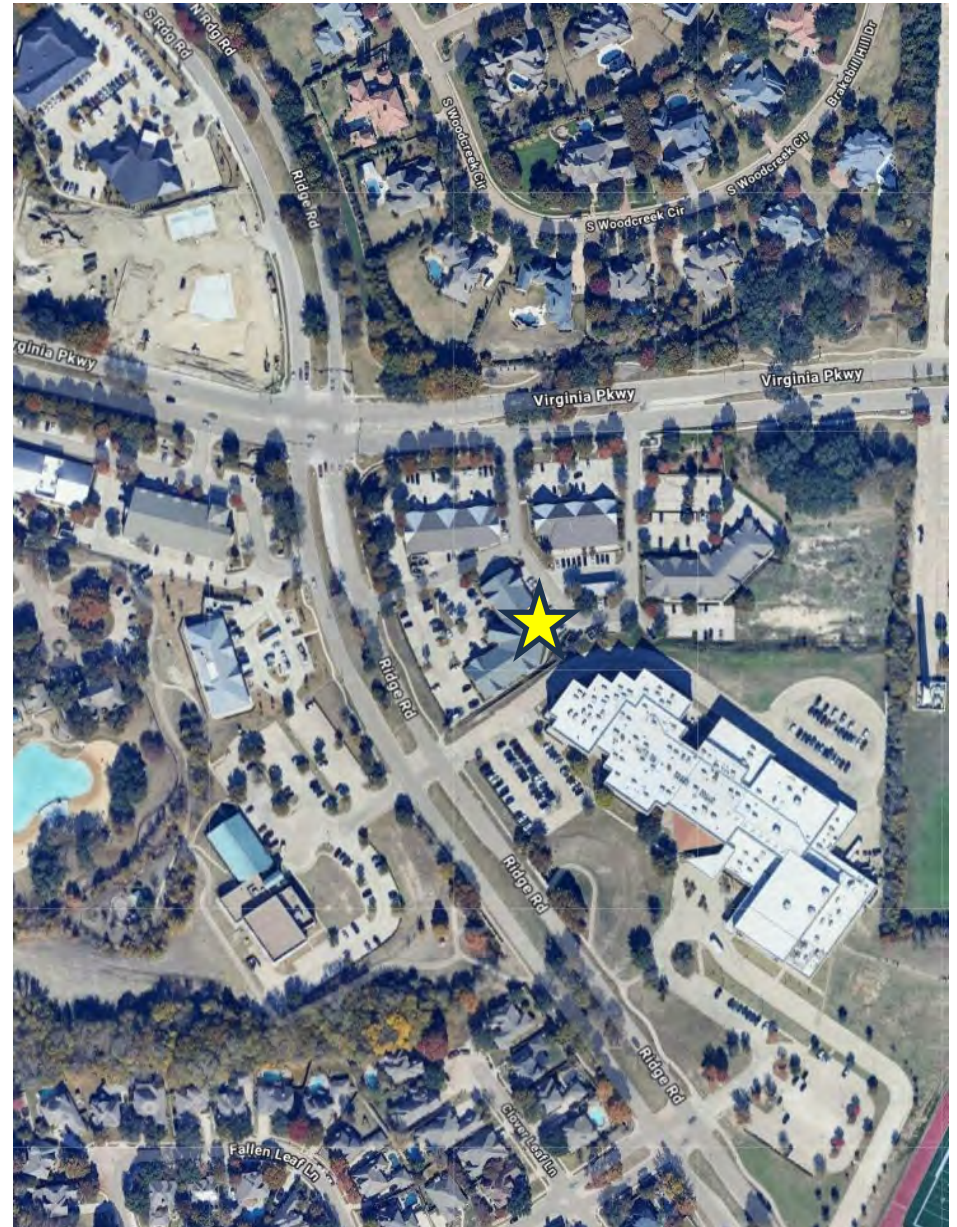
**2024 INCOME**

<b>2 MILE</b>	<b>5 MILE</b>
<b>\$165,958</b>	<b>\$144,385</b>



**POPULATION WITHIN 10 MILES**

<b>2020</b>	<b>2024</b>	<b>2029</b>
<b>631,749</b>	<b>737,656</b>	<b>903,618</b>



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