

SHOPS AT MCDERMOTT

PLANO, TX | NEQ McDermott & Independence

NEW CONSTRUCTION
FOR LEASE



DESCRIPTION:

The Shops at McDermott will be a Class A retail strip center located at the Northeast quadrant of McDermott Road & Independence Parkway. Traffic counts in front of the center exceed 30,200 vehicles per day. The center will total a little over 12,000 sf and include a drive through for a restaurant user. Tenant Improvement Allowance available.

DEMOGRAPHICS:

| | 1 mile | 3 miles | 5 miles |
|--------------------|-----------|-----------|-----------|
| 2023 Population | 20,079 | 140,513 | 352,064 |
| Households | 6,509 | 47,801 | 132,514 |
| Daytime Population | 13,500 | 102,972 | 354,839 |
| Average HH Income | \$182,309 | \$177,735 | \$153,762 |

AVAILABLE:

±12,000 SF (divisible)

RATE:

\$34.00 PSF

NNN:

\$8.00 PSF (2024)

TRAFFIC COUNTS:

McDermott Rd: 16,021 VPD
Independence Pkwy: 16,562 VPD
(TXDOT 2019)

PRIDE
COMMERCIAL PROPERTIES

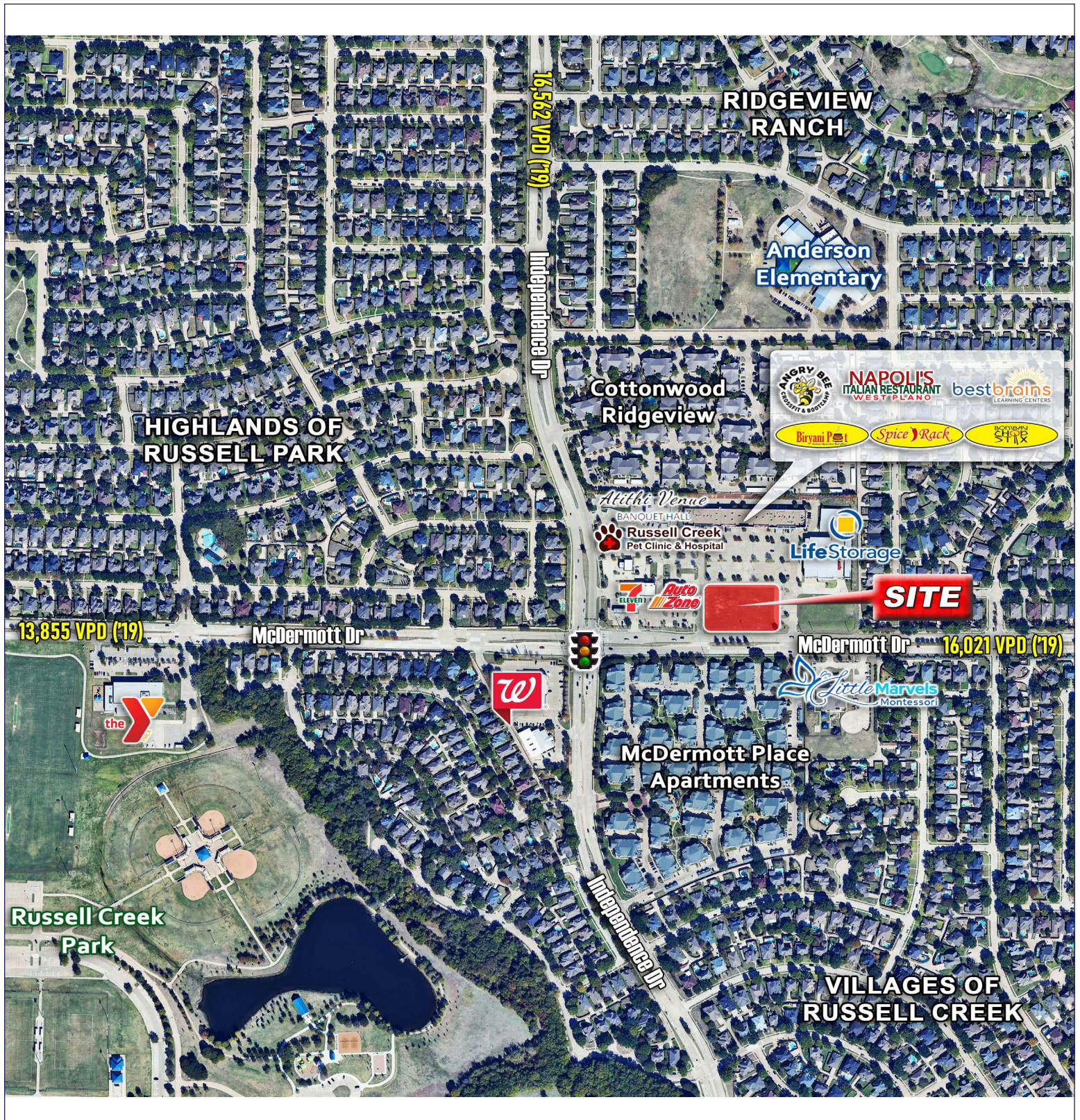
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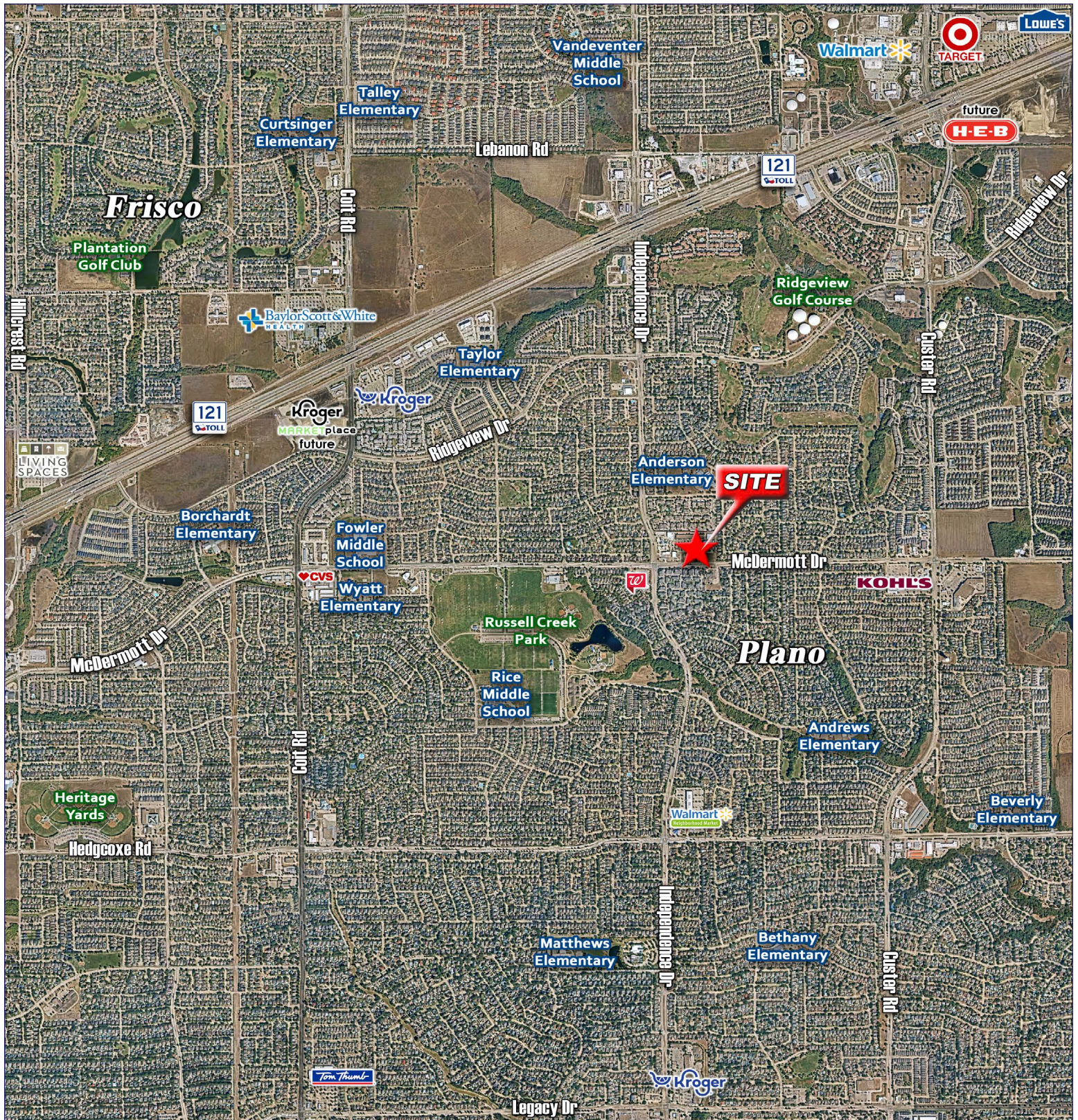
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All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.

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