

COTTONWOOD CREEK SHOPPING CENTER

101-121 N. Greenville Ave, Allen, Texas 75002

Retail For Lease

Allen's strategic location just north of Dallas, Texas in Collin County provides companies and residents all the benefits of a Metropolitan area with a wholesome community atmosphere.

Along with an ideal location just 12 miles north of Dallas on US 75, Allen's appealing demographics have spurred along record-breaking growth.

FEATURES

- Anchored by American Freight
- NNN Rate: \$5.91 - \$6.05 Per SF

TRAFFIC COUNTS

- Main Street - 30,170 CPD
- Greenville Avenue - 20,860 CPD

Year: 2024 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,503	104,015	145,687
Households	3,941	36,518	53,530
Avg Household Income	\$114,276	\$168,920	\$148,781

Year: 2023 source: ESRI

CONTACTS:

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Carla Visnick
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Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



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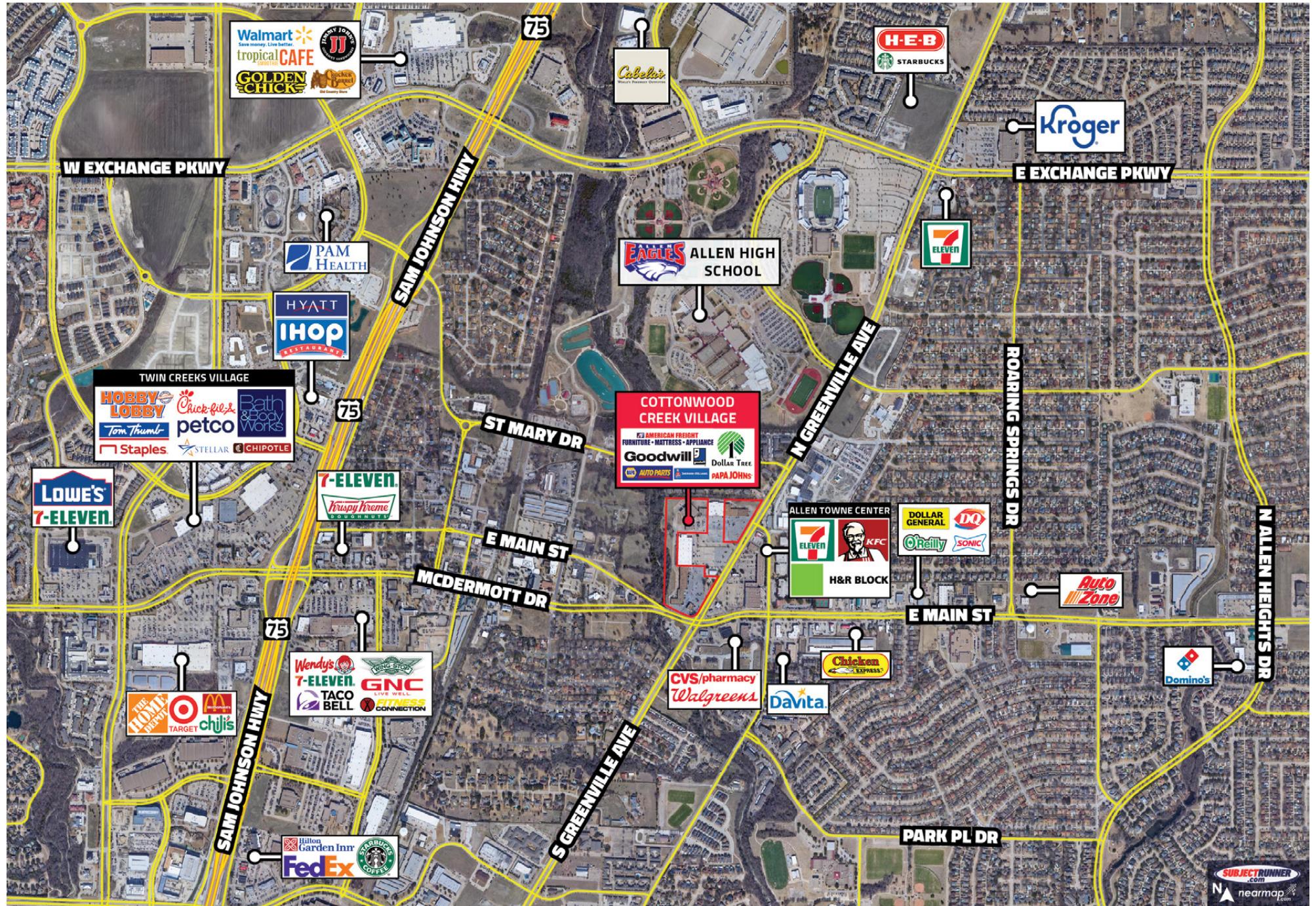
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