

# 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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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.*



SUITE	TENANT	SF
101A	PAPA JOHN'S PIZZA	1,500 SF
101B	EXPRESS PHONE REPAIR	750 SF
101BB	HARRIS CHIROPRACTIC	750 SF
101C	MR. PARCEL	1,000 SF
105-1	SHERWIN WILLIAMS	4,200 SF
105-5	ROD'S BARBER SHOP	1,200 SF
105-6	AVAILABLE	2,000 SF
105-11	ELKE'S MARKET CAFE	4,300 SF
105-12	MANGO BALLOON	1,800 SF
105-13	MAX'S DONUT SHOP	1,500 SF
105-A	LIQUOR DEPOT	2,400 SF
105-C	DOLLAR TREE	8,400 SF
105-F	CLIPS & CUTS	1,200 SF
105-G	105-CR CAMERA ROOM	1,000 SF
107-A	DALLAS COOKIES	3,200 SF
107-B	AVAILABLE	2,000 SF
107-C	CINDY'S SCHOOL OF DANCE	6,000 SF
111-A	TEXAS COLIATION FOR ANIMAL	3,200 SF
111-D	PERSONALIZING-IT	1,200 SF
111-E	STADIUM DOG GROOMING	1,200 SF
111-CR	CAMERA ROOM	356 SF

SUITE	TENANT	SF
111-G	MINUTE MAN PRESS	1,250 SF
113	GOODWILL	24,955 SF
115	QUEENS BEAUTY SUPPLY	7,793 SF
119	NAPA AUTO PARTS	8,640 SF
121-A	ARMSTRONG MCCALL BEAUTY SUPPLY	2,400 SF
121-B	ITALIAN VILLA	3,800 SF
121-D	C-3 ALTERATIONS	1,200 SF
121-E	MOMO'S FOOD	1,200 SF
121-H	AFFORDABLE BIG SCREEN TV REPAIR	1,400 SF
121-M	BIO DENTAL	2,400 SF
121-N	AVAILABLE	5,200 SF
103	H TEA O	19,732 SF

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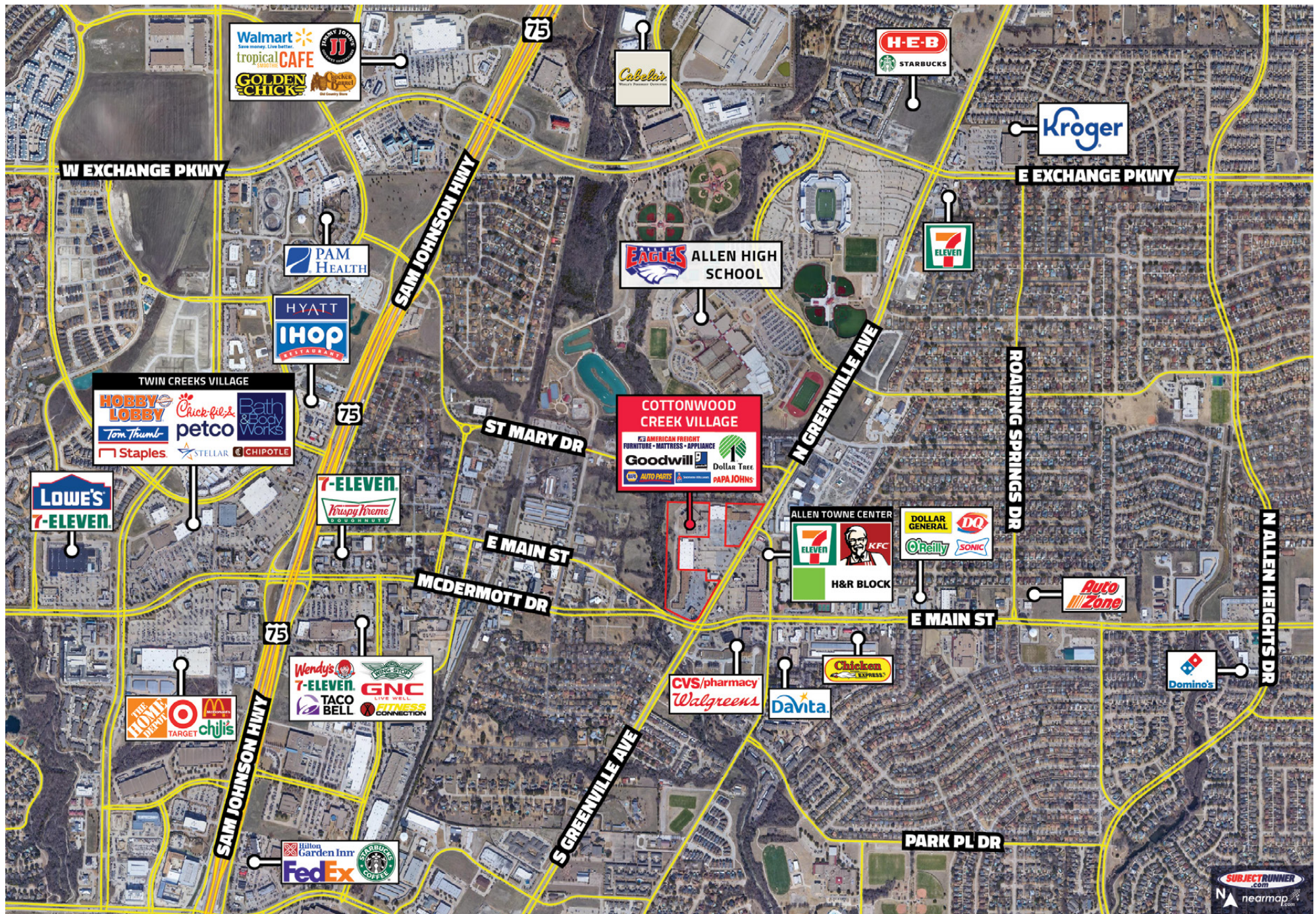
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 **Sabre**  
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