

MCKINNEY MIXED USE CENTER - SPACE FOR LEASE - NWC VIRGINIA PKWY & RIDGE RD

6130 VIRGINIA PKWY, MCKINNEY, TX 75071



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PROPERTY OVERVIEW

**6130 VIRGINIA PKWY
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PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	Est. \$9.00/SF
Total	5,260 SF
Available	2,630 - 5,260 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,586	105,352	247,068
Households	4,169	35,045	83,352
Avg. Household Income	\$182,587	\$165,188	\$159,903

MIXED USE SPACE FOR LEASE

Co-Tenants: Dental

Parking Count: 52

Completion Date: May 2024

McKinney Mixed Use Center

DELIVERY CONDITION:

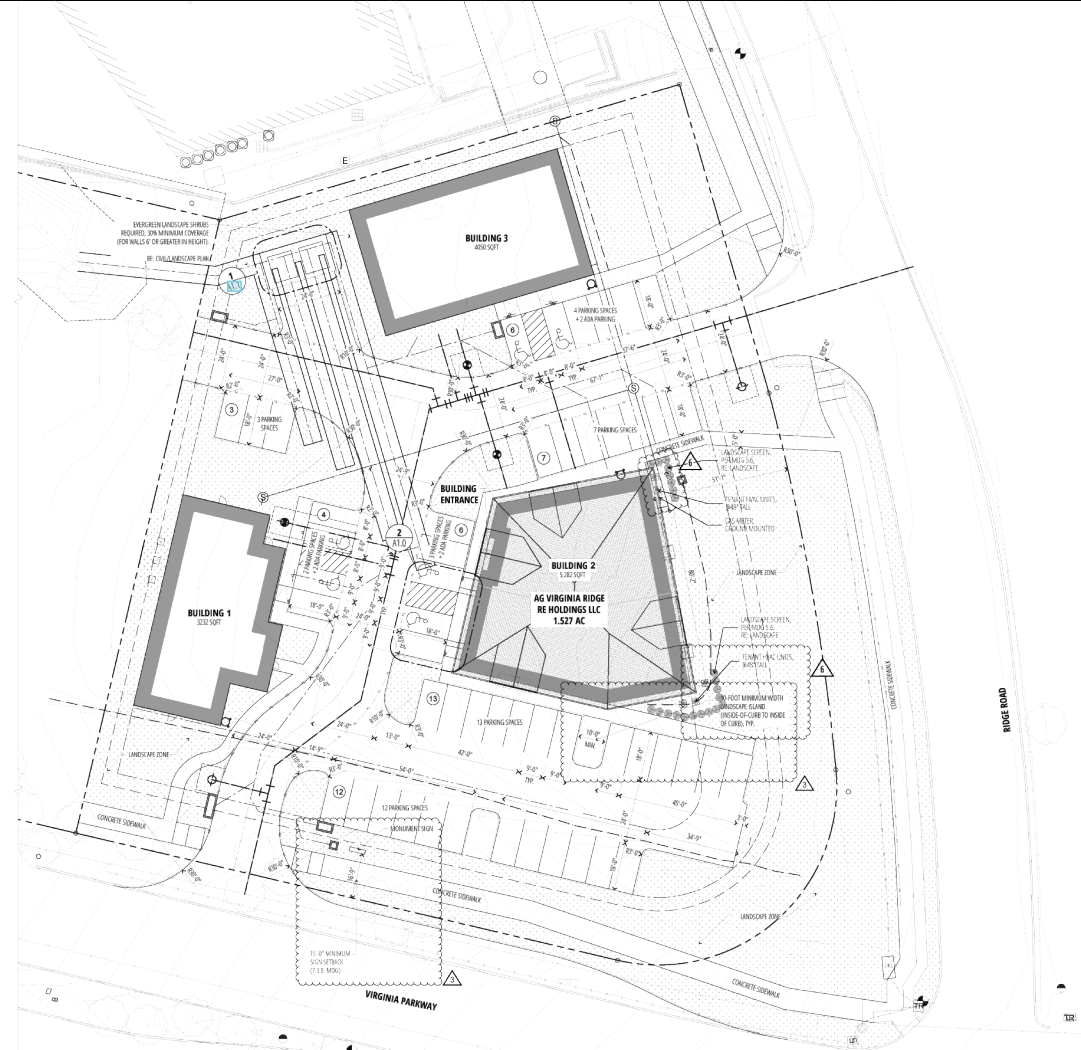
Warm gray shell to include RTU set

Electric panel set

Slab poured

5' leave-out

Utilities stubbed



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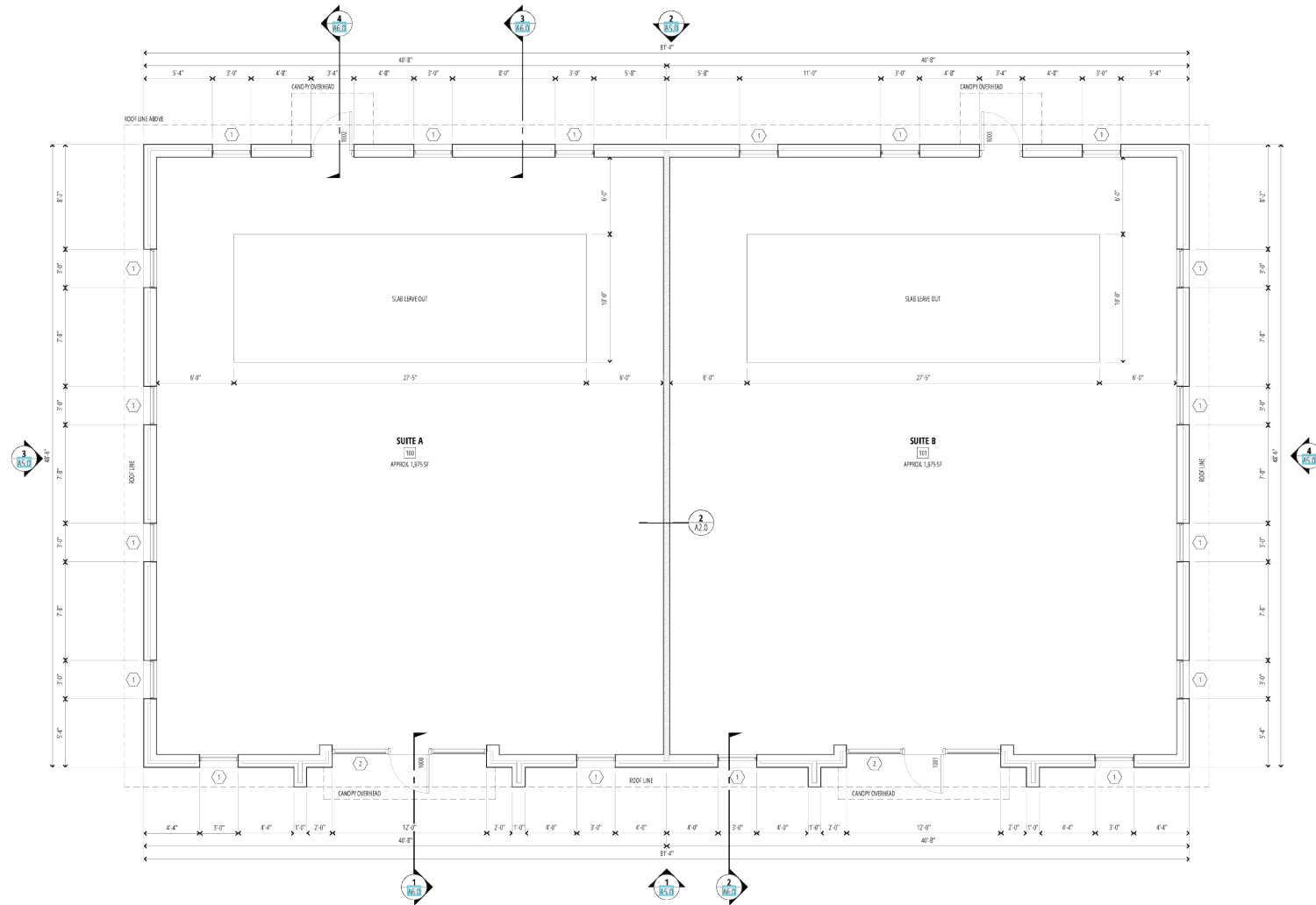
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FLOOR PLAN

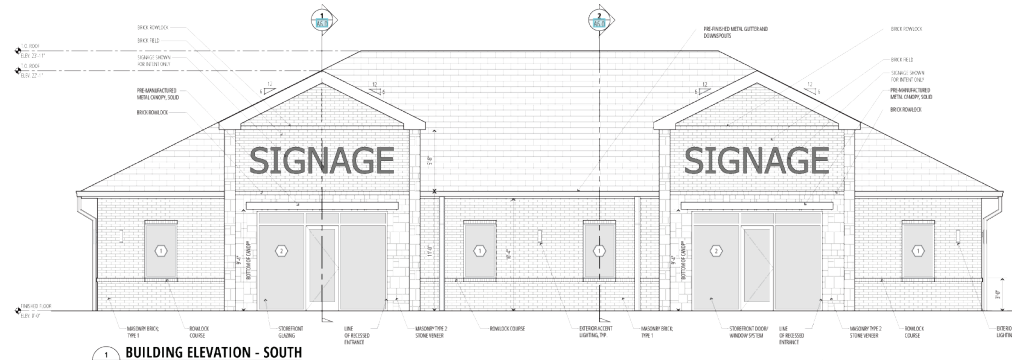
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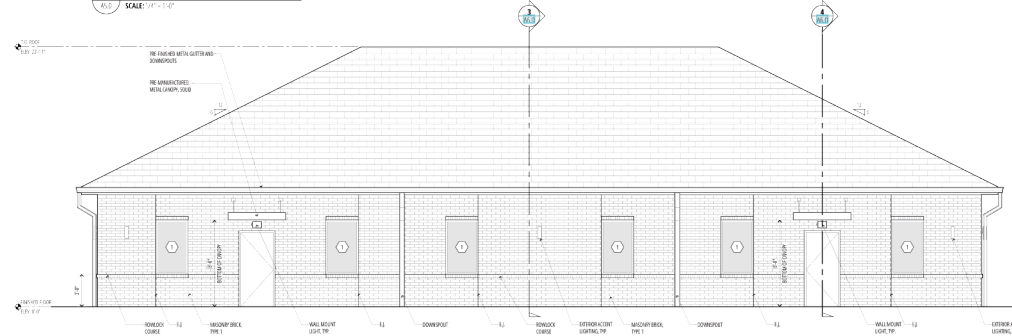
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EXTERIOR PLAN

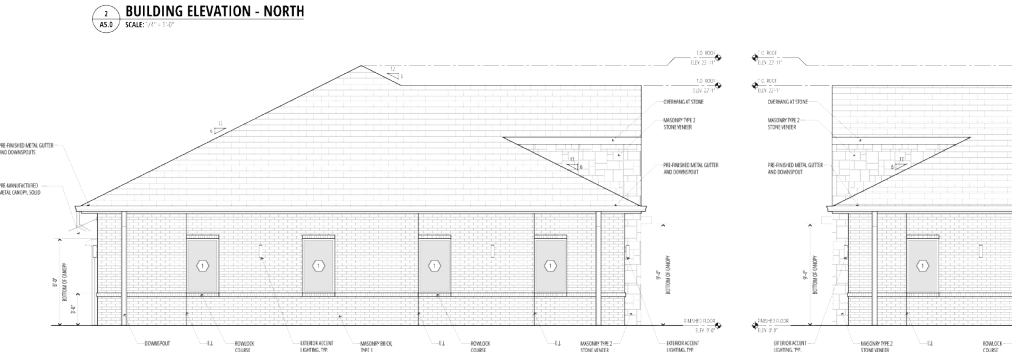
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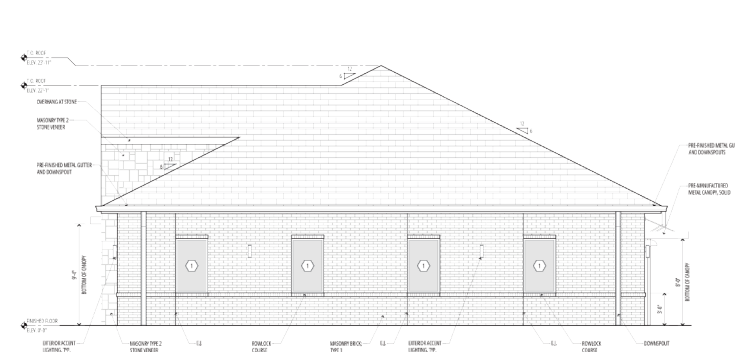
1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR FINISH NOTE:
FINISH COORDINATED WITH INTERIOR FINISHES. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

EXTERIOR FINISH LEGEND	FINISH	DESCRIPTION	SIZE	COLOR
BRICK	BRICK	CLAY BRICK	8" x 8"	REDFIELD
STONE VENEER	STONE VENEER	CLAY BRICK	8" x 8"	REDFIELD
METAL GUTTERS	METAL GUTTERS	ALUMINUM	6" x 6"	SILVER

DEVELOPMENT SIGN STANDARDS

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF OKLAHOMA SIGNAGE ORDINANCE.
2. SIGNAGE SHALL BE MADE OF ALUMINUM LETTERS ATTACHED TO ENGRAVED OR ENGRAVED SIGNAGE.
3. MAXIMUM HEIGHT SHALL BE 10 FEET.
4. SIGNAGE SHALL BE 1.5 INCHES FROM THE EDGE OF THE SIGN.
5. SIGNAGE SHALL BE LOCATED AND CENTERED IN THE GABLE END OF THE BUILDING.

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MARKET OVERVIEW

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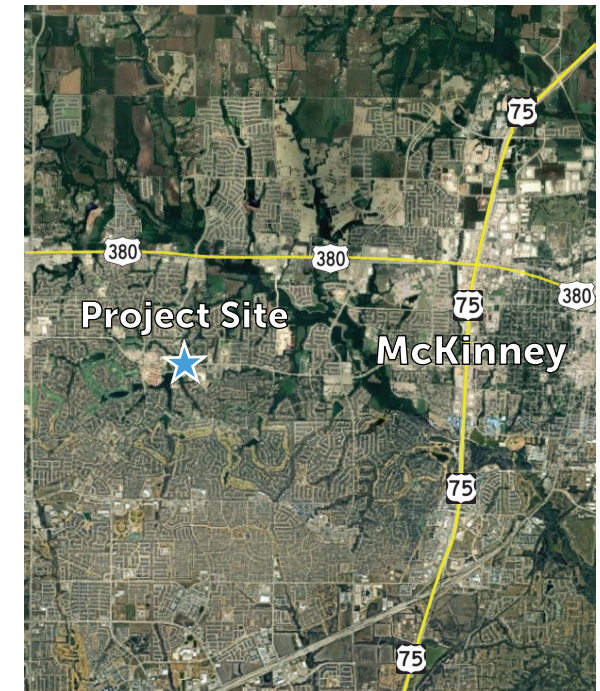


AREA HIGHLIGHTS

- Surrounded by medical office parks
- NWC of Virginia Pkwy & Ridge Rd
- Average household income in 3 mi. radius is over \$150,000

TRAFFIC COUNTS

Virginia Pkwy - 27,348 VPD
Ridge Rd - 10,419 VPD



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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