



**201 W BOYD RD**

• Allen, TX 75019

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## HIGHLIGHTS

- Three suites available: 515 SF, 600 SF & 900 SF
- High average household income within 5-mile radius
- Less than 0.5 miles from Hwy 75
- Lease rate negotiable — Triple Net (NNN)

## AREA RETAILERS

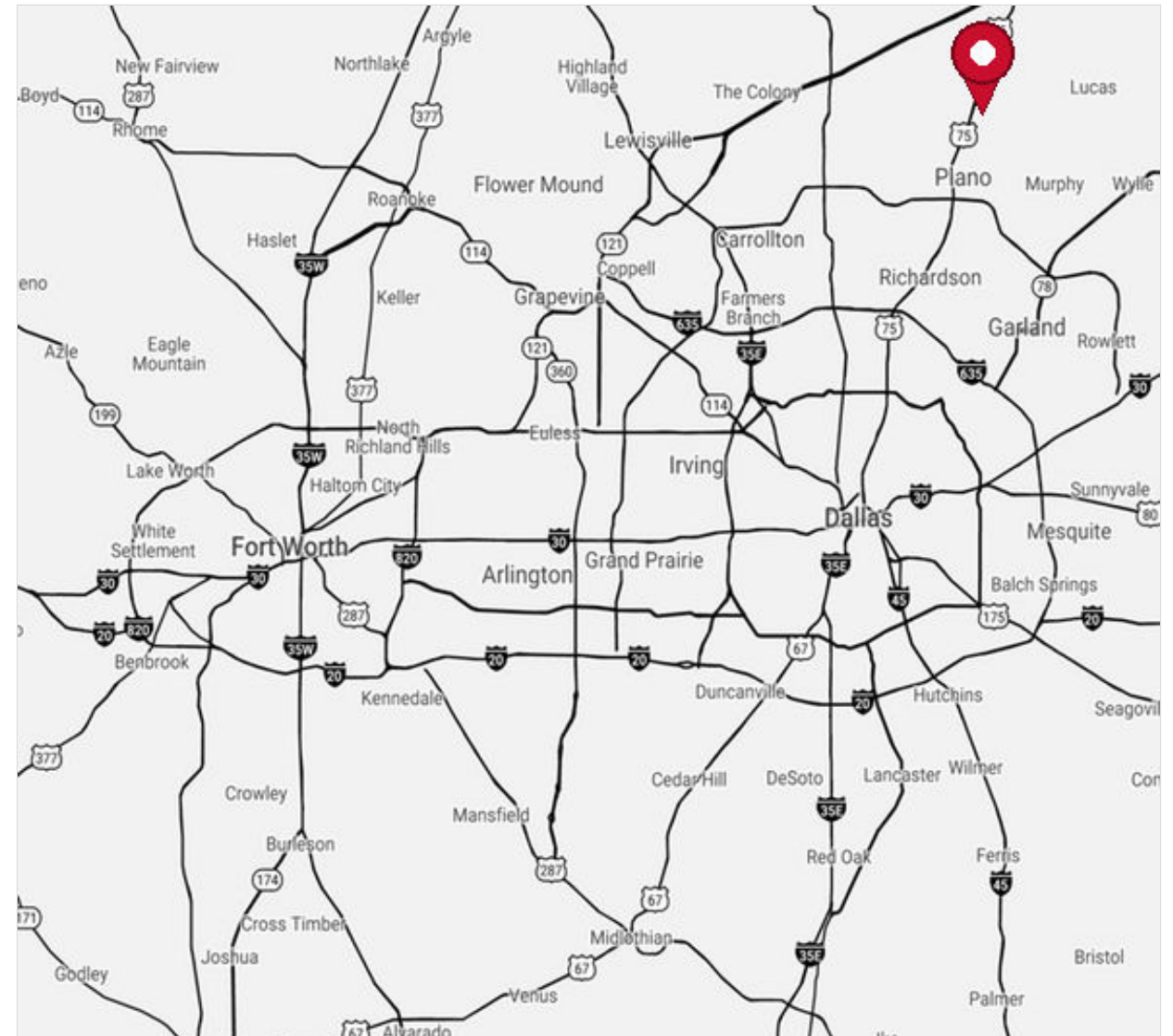


## TRAFFIC COUNTS

□ E McDermott @ Ash Dr  
29,767 VPD ('22)

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,570	109,630	279,836
Avg HH Income	\$62,249	\$102,150	\$104,852
Households	4,138	38,237	99,777



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SUITE	TENANT	SF
105A	M&B Trophies	1,250
<b>105B</b>	<b>AVAILABLE</b>	<b>515</b>
105C	Diya Tech	600
105D	Texas Shotokan Karate	1,250
107A	Lux Lounge	1,100
107	Lily's Café	1,300
<b>111</b>	<b>AVAILABLE</b>	<b>600</b>
112	The Kut Lounge	1,100
<b>114</b>	<b>AVAILABLE</b>	<b>900</b>

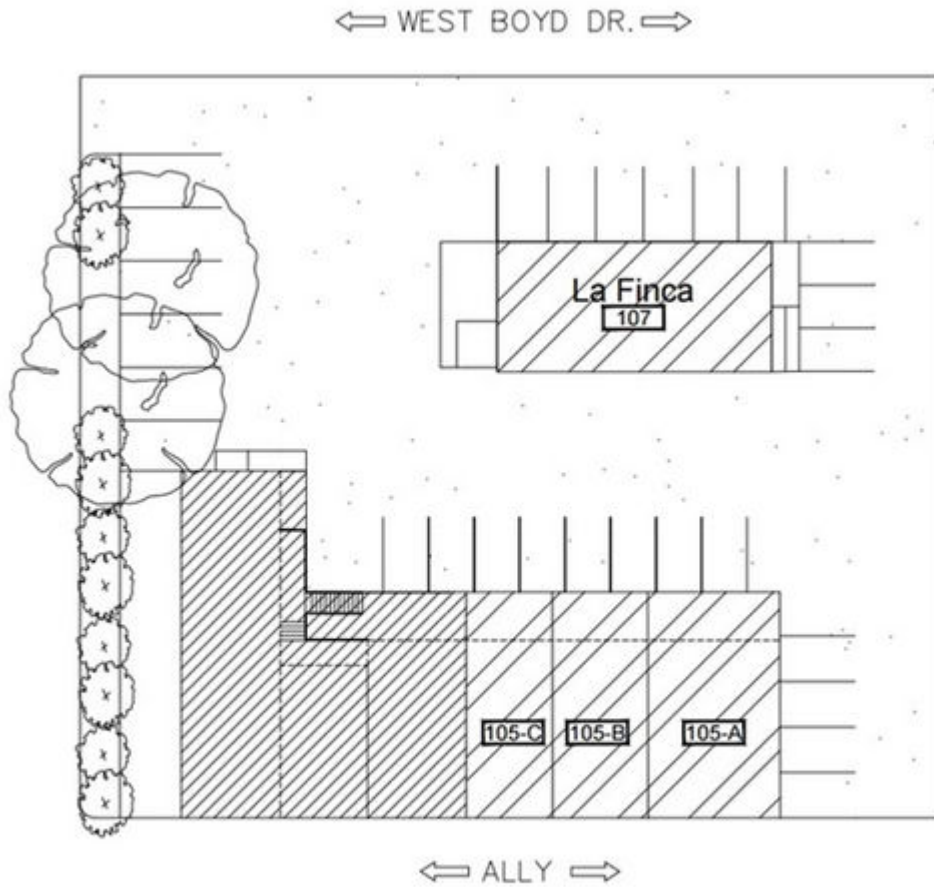
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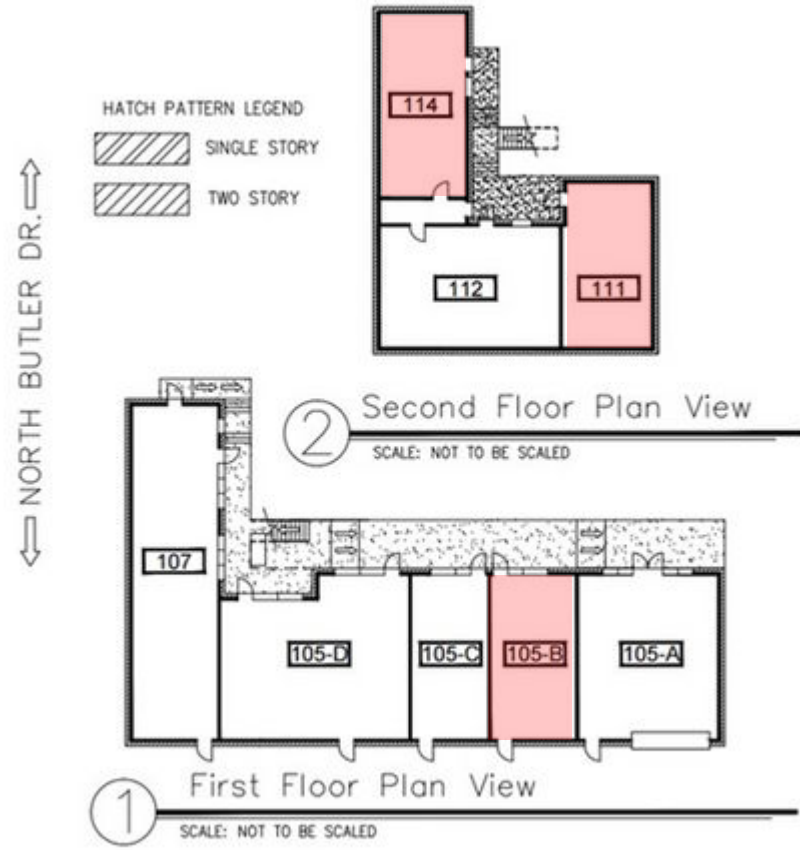


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① 201 WEST BOYD STREET, ALLEN TEXAS 75013  
SCALE: NOT TO BE SCALED



DRAFTED BY: ANTHONY CARDEN 07.21.2014

## Suite 114

