

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

6130 VIRGINIA PKWY, MCKINNEY, TX 75071



PROPERTY OVERVIEW

**6130 VIRGINIA PKWY
MCKINNEY, TX, 75071**

PROPERTY DETAILS

Lease Rate	Call For Pricing
Total	5,260 SF
Available	2,630 - 5,260 SF

2023 DEMOGRAPHICS

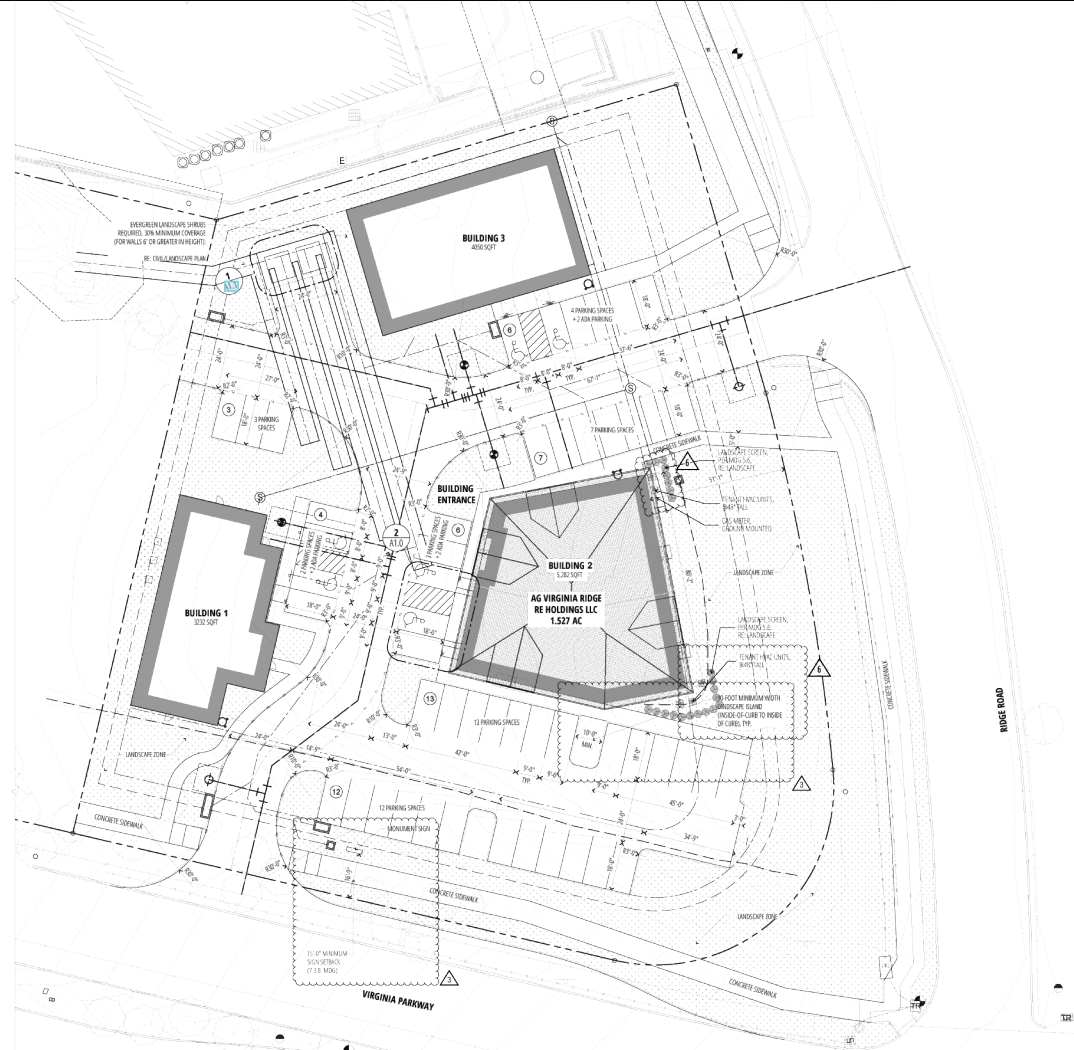
	1 MILE	3 MILE	5 MILE
Population	11,586	105,352	247,068
Households	4,169	35,045	83,352
Avg. Household Income	\$182,587	\$165,188	\$159,903

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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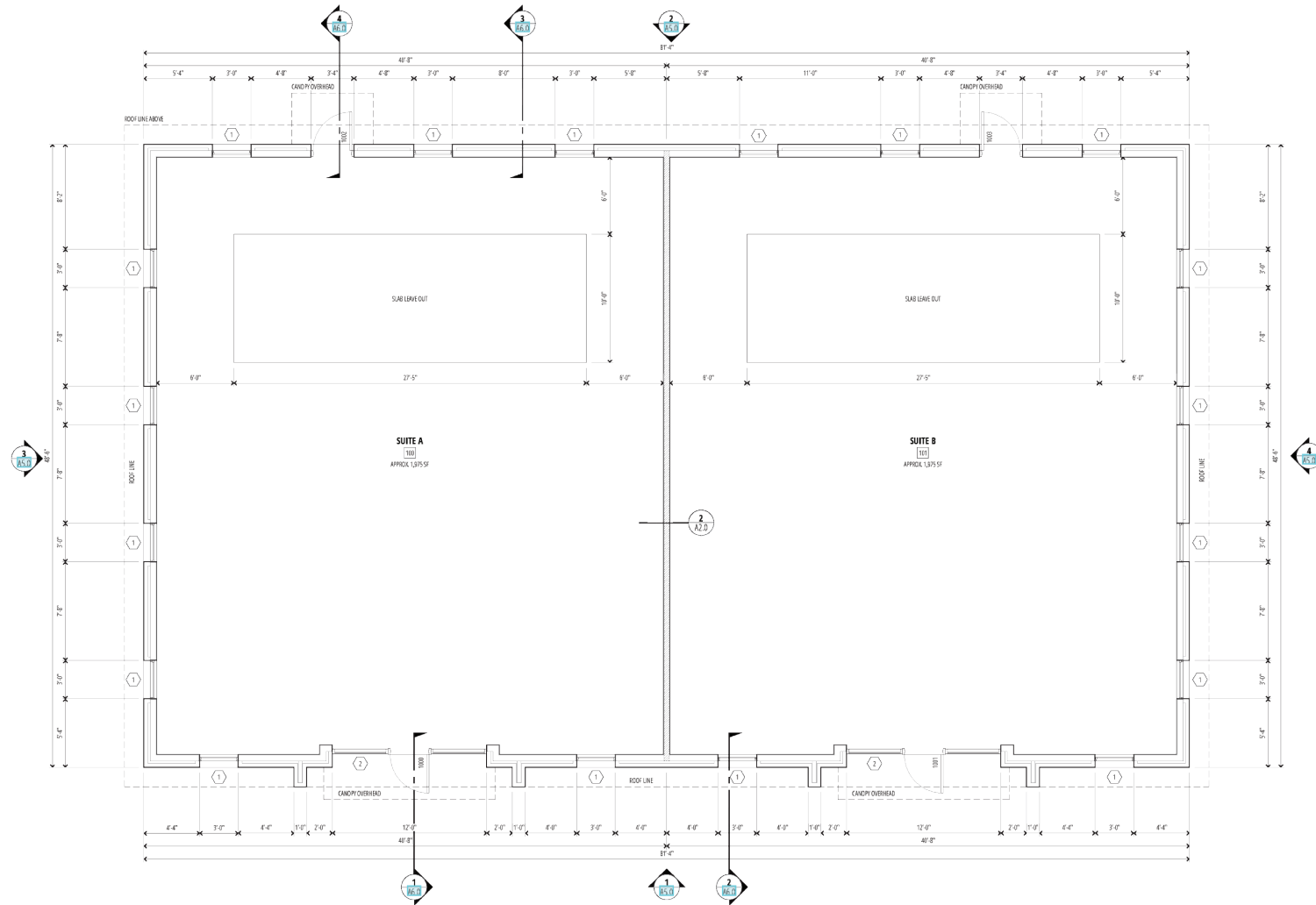
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FLOOR PLAN

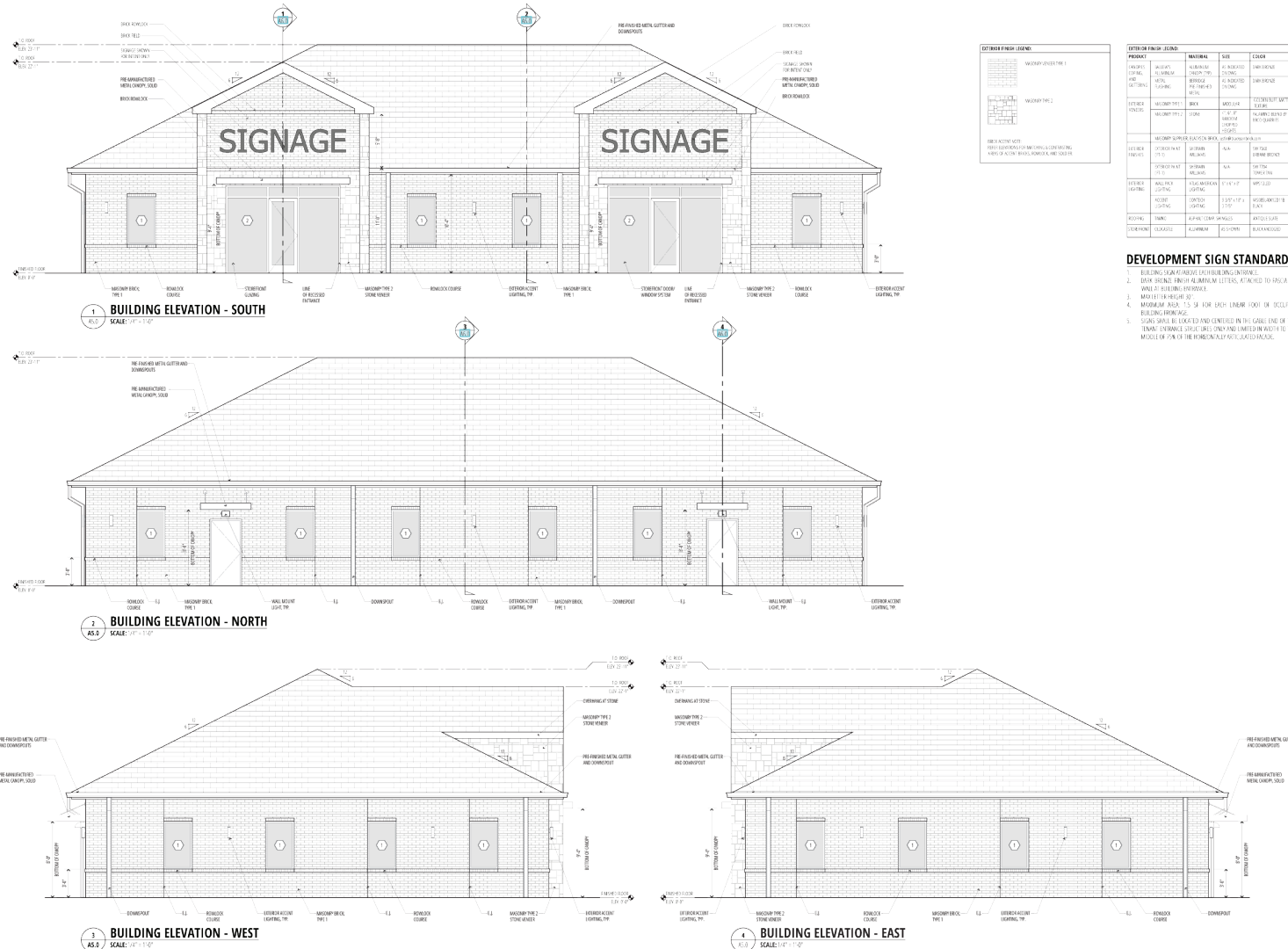
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EXTERIOR PLAN

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MARKET OVERVIEW

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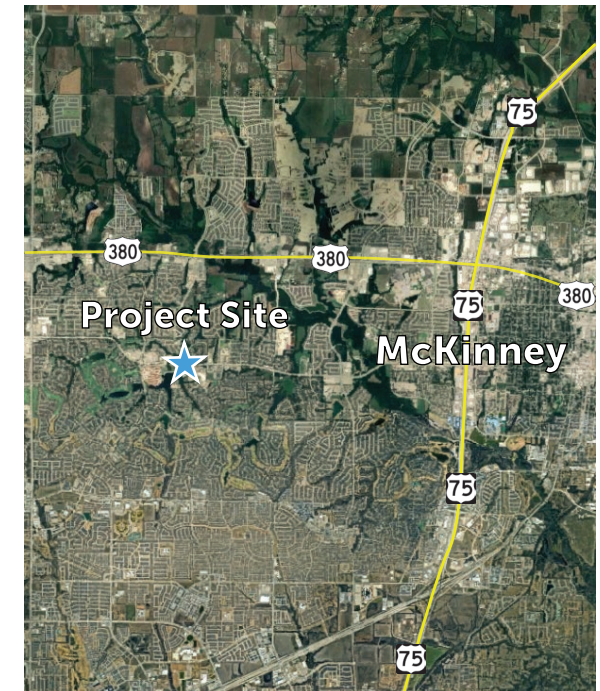


AREA HIGHLIGHTS

- 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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