

Downtown McKinney Restaurant Space

101 S Chestnut street | McKinney, TX 75069

FOR LEASE



Ben Kuehne

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Price: \$35-38 sqft + NNN

Total Area: 7,946 SF

1st Floor:	3,135 SF
1st Floor Patio:	776 SF
2nd Floor:	3,160 SF
2nd Floor Balconies:	875 SF

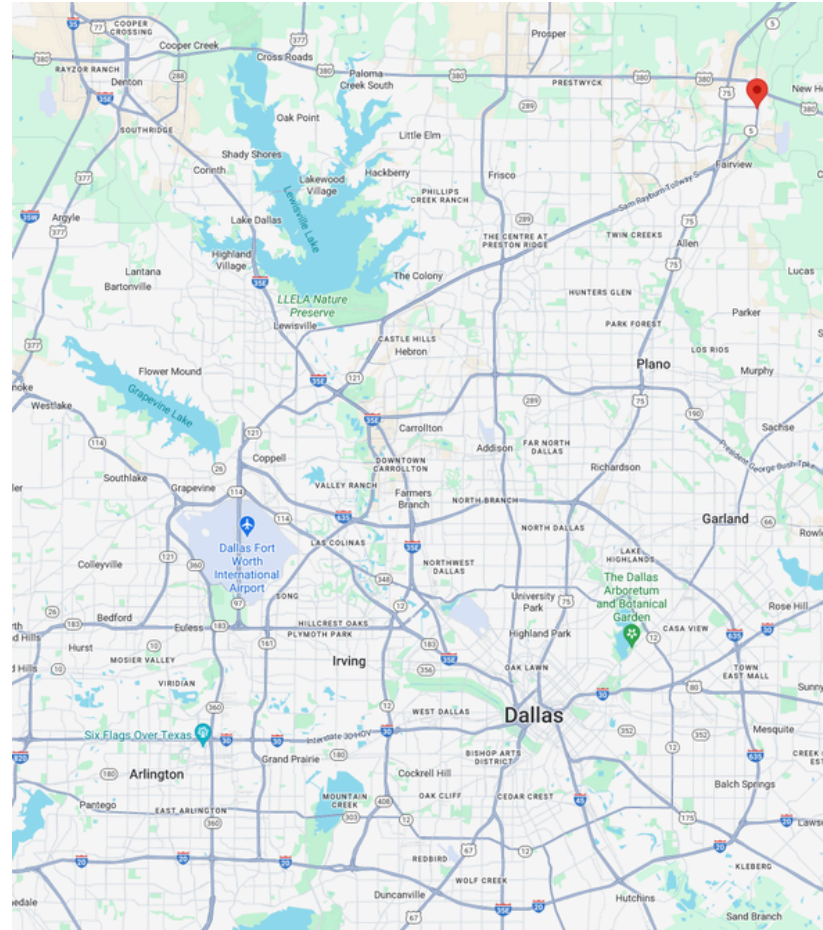


Property Scope

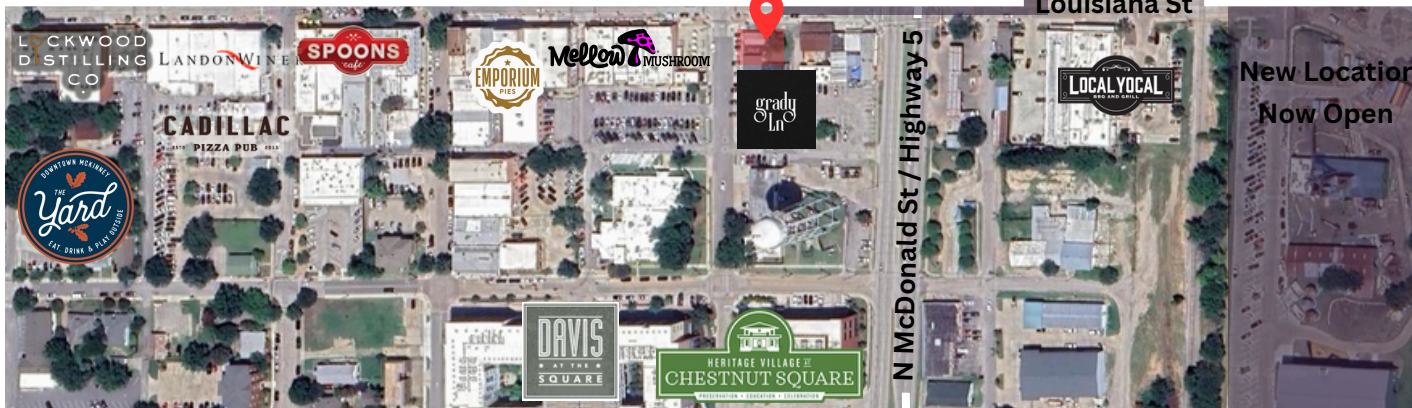
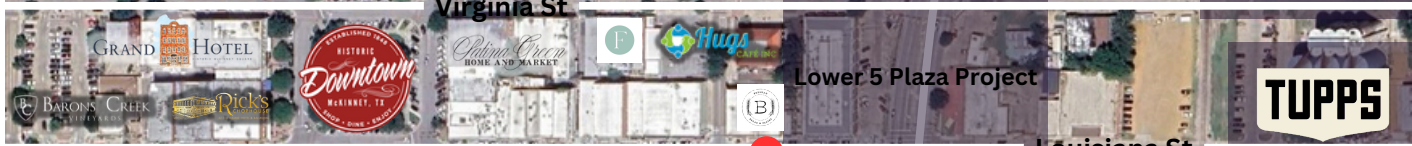
- Two story restaurant space in downtown McKinney
- Only building downtown with second story patio dining
- Across the street from future amphitheater park at Highway 5 expansion
- Part of Historical Downtown McKinney
- Large outdoor dining space (1,651 total sqft)
- Large enough to hold events on second floor

Nearby City Demographics

	McKinney	Allen	Frisco
Population	214,810	109,039	219,587
Workplace Population	66,851	58,777	62,631
Median HH Income	\$113,586	\$112,603	\$144,567



Surrounding Area Highlights

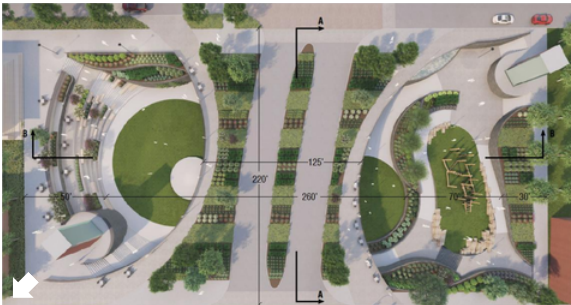


Surrounding Area Highlights



Lower 5 Plaza Project

A new park and pedestrian walkway that will connect both sides of highway 5. This park will be diagonally positioned in front of this building on Chestnut street. It also will bring thousands of pedestrians to walk on Louisiana Street every day.



New McKinney City Hall

The new City Hall opens later this year in October and will be 7 times larger than the previous facility to hold 9 departments. It will be over 175,000 SF and 5 floors.



New and existing Apartments

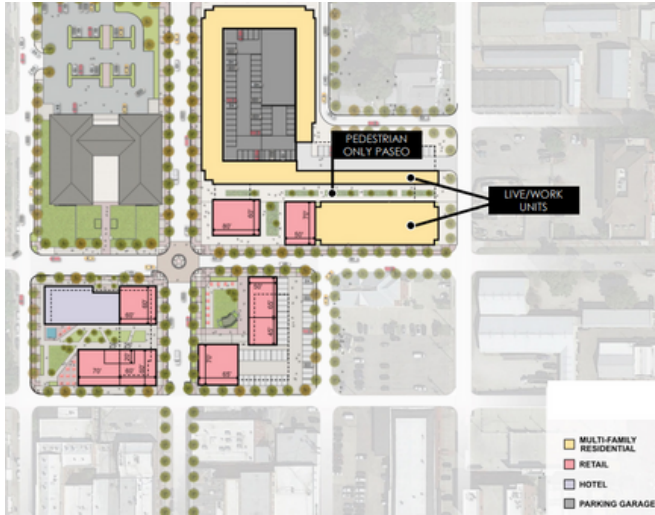
Over 300 new apartments to be completed in June of this year across highway 5. Davis at the Square also has over 300 apartments just south on Chestnut Street. With multiple other new and existing multifamily units in the nearby surrounding area.

Surrounding Area Highlights



McKinney National Airport

The city is pursuing funding for a new commercial redevelopment of the current McKinney Airport. This will provide commercial flights out of the current McKinney airport.



New City Development

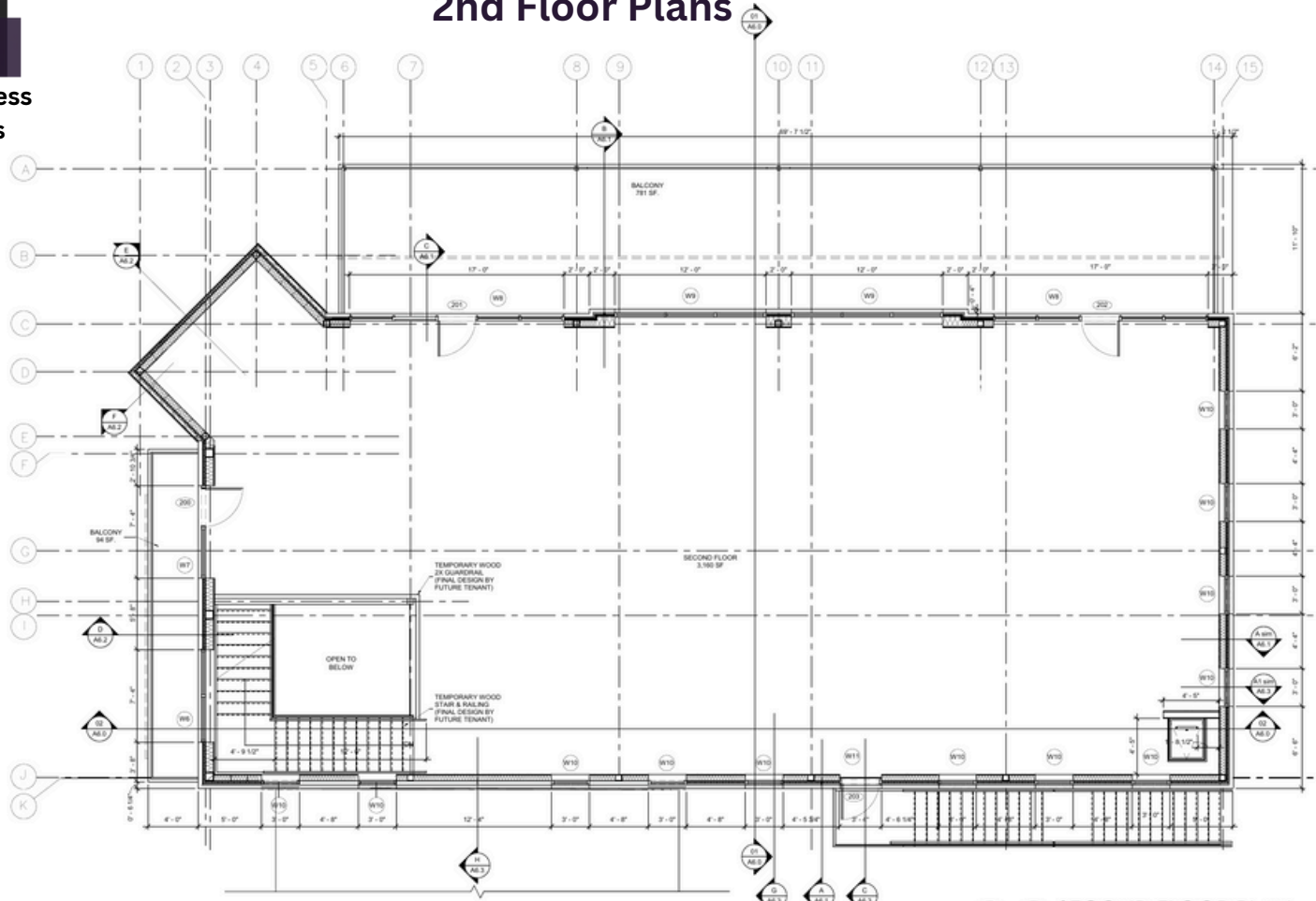
A new mixed use area is getting developed north of downtown McKinney. It will include another hotel, apartments, and more retail space.



New Concert Venue

A new \$220M concert venue is coming neabry downtown McKinney. It will seat 20,000 people and is expected to open in 2026.

2nd Floor Plans





**Kuehne Business
Investments**

RETAIL LANDSCAPE

Located in one of the fastest-growing regions in the nation, McKinney offers a warm community atmosphere. Its mix of charming neighborhoods, growing business districts, serene natural settings and multiple recreational opportunities come together to form a balanced way of life. People and businesses relish the sense of place and authenticity that make McKinney *Unique by nature*.



**9 HIGH-PROFILE
RETAIL
DEVELOPMENT
OPPORTUNITIES
IN McKinney**



RESTAURANTS • COMMERCIAL • SPECIALTY RETAIL • HOTELS

GETTING HERE

McKinney is conveniently located just 30 miles north of Dallas at the junction of three major highways: U.S. 75, S.H. 121 and U.S. 380.



CONTACT US



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**McKINNEY
TEXAS**



RETAIL DESTINATION



CITY OF
McKINNEY
POPULATION
206,654
IN 2022

#6
FASTEST-
GROWING CITY
IN THE NATION
ACCORDING TO
U.S. CENSUS

RECREATION
47
PARKS
6
RECREATIONAL
FACILITIES

MEDIAN AGE
34.0
MALE
36.5
FEMALE

MEDIAN
INCOME
\$90,725

2,830
ACRES OF PARKLAND
70
MILES OF HIKE & BIKE
TRAILS

GENDER
48%
MALE
52%
FEMALE

EDUCATION
92%
HIGH SCHOOL
GRADUATE

4.2M
VISITS
TO
HISTORIC DOWNTOWN
McKINNEY CULTURAL
DISTRICT

McKINNEY
NATIONAL AIRPORT
• 7,000 ft. runway
• Air traffic control tower
• On-site U.S. customs

McKinney, Texas