

Inception at Craig Ranch

5701 Custer Rd, McKinney, TX 75070

Presented By:
Zenappy Realty LLC



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Property Details

This retail strip is in a prime location at the corner of Custer Rd and Rolater Rd, with excellent visibility and easy access. Currently, units #100 and #300 are available for lease. The popular Great Greek restaurant in unit #200 attracts a steady stream of foot traffic, making this a highly desirable location for any business that benefits from high visibility and customer flow.

With over 45,000 vehicles passing daily on Custer Rd, your business will be seen by a large number of potential customers. The property features ample parking, premium construction, and EV charging spots for added convenience.

The area boasts affluent demographics, with an average household income of over \$150,000 within a 3-mile radius, ensuring a high-quality customer base. The corner unit offers signage on both the front and side, maximizing exposure to traffic from all directions.

While vape shops have garnered significant interest recently, this location is better suited for businesses that thrive on foot traffic, but don't require specialized infrastructure such as restaurants, bakeries, or other operations needing a kitchen. It's an ideal spot for businesses like a title company, a mattress store, or for any business that requires heavy foot fall and visibility.

For more details, give us a call today!

Price: \$42.00 /SF/YR

- Lots of natural light
- Heavy day time traffic
- Charging space for the EV vehicles
- Location Location Location

View the full listing here: <https://www.loopnet.com/Listing/5701-Custer-Rd-McKinney-TX/30497567/>

Rental Rate:	\$42.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	2,173 SF
Year Built:	2024
Construction Status:	Under Construction
Walk Score ®:	14 (Car-Dependent)
Rental Rate Mo:	\$3.50 /SF/MO

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Listing space

1st Floor	Space Available:	2,173 SF
	Rental Rate:	\$42.00 /SF/YR
	Date Available:	December 01, 2024
	Service Type:	Triple Net (NNN)
	Space Type:	New
	Space Use:	Retail
	Lease Term:	Negotiable

Neighbor is now a Greek restaurant. Still in construction phase with a completion date of December 2024. Good to open business in January 2025.

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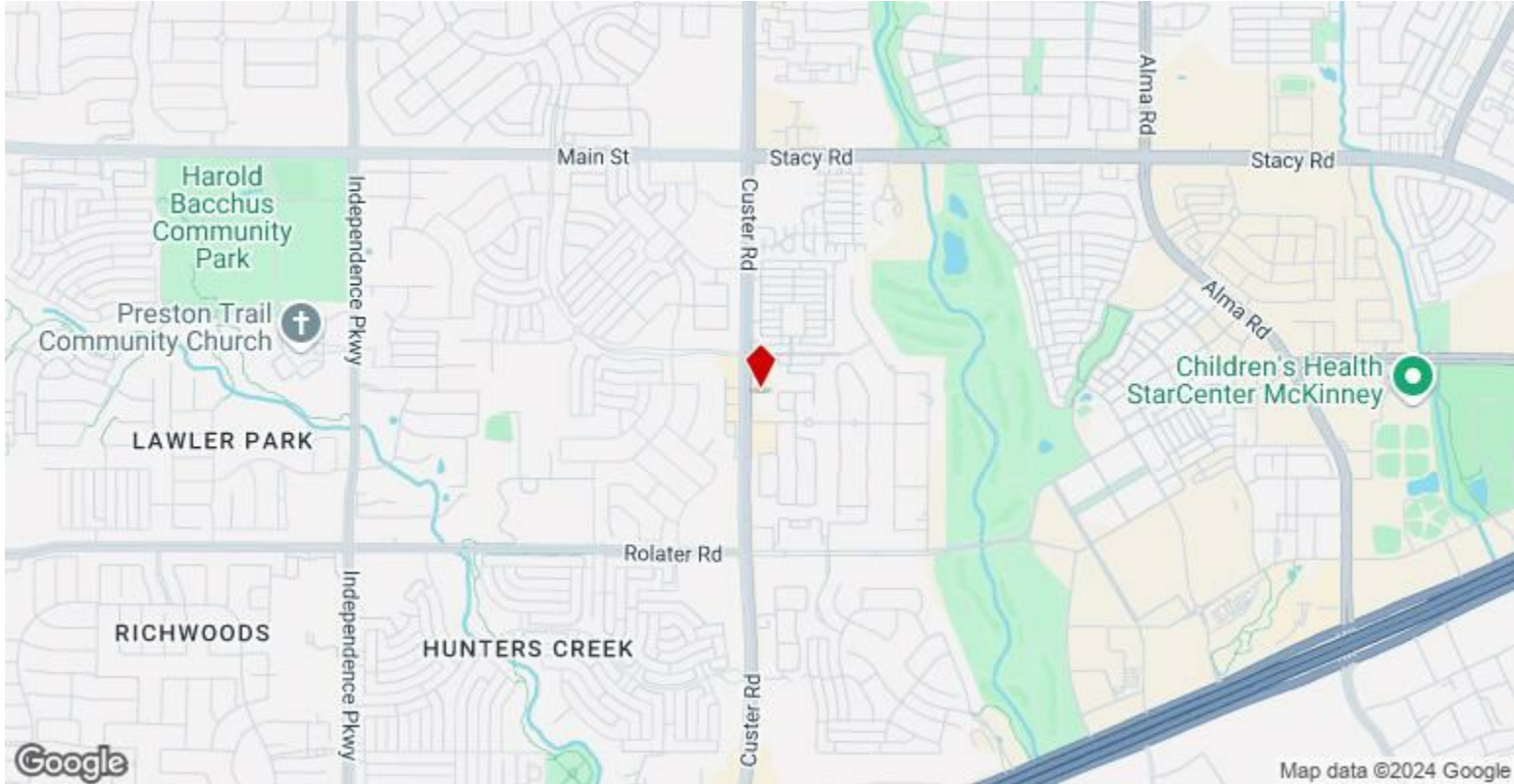
Major Tenant Information

Tenant	SF Occupied	Lease Expired
The Great Greek Mediterranean Grill	-	

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Location



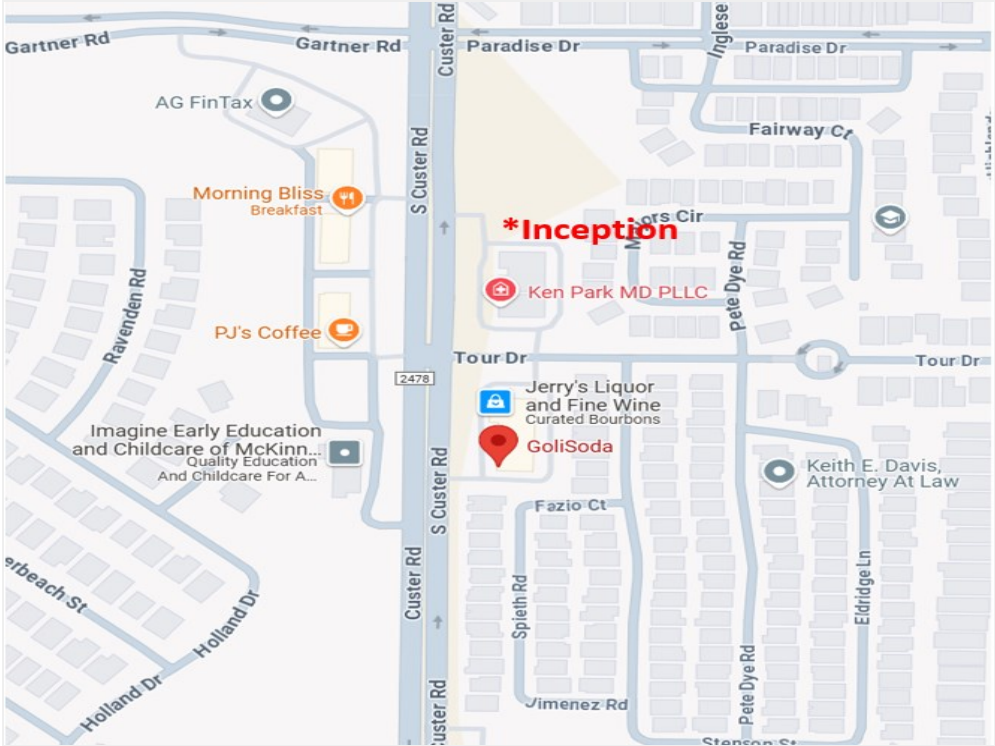
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Property Photos



Inception Entrance

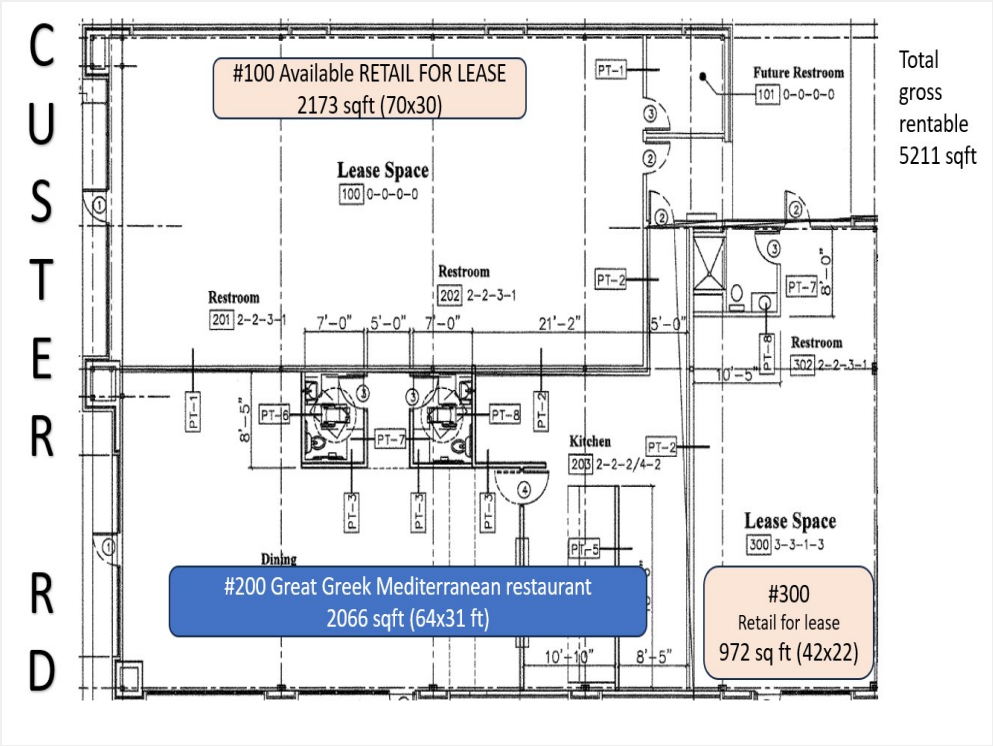


Exact location

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Property Photos



Total gross rentable 5211 sqft

Overall layout



#100 elevation-rendering

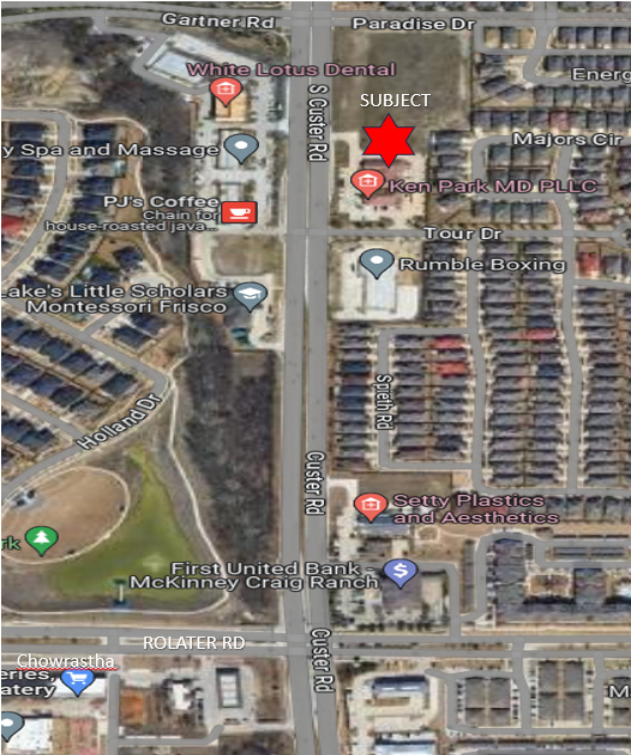
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Property Photos



#300 Elevation-rendering

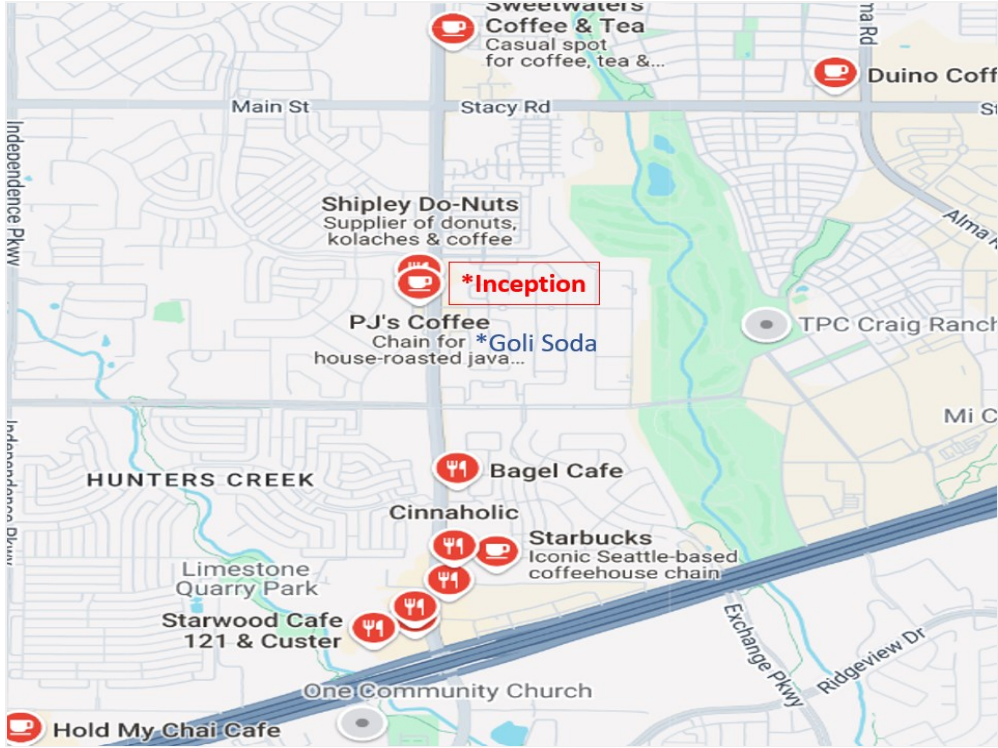


Satellite view

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Property Photos



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