

# First Floor Space Available in Historic Downtown McKinney

101 S Chestnut street | McKinney, TX 75069

**FOR LEASE**



**Ben Kuehne**

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**Price: \$35 sqft + NNN**

**Total Area: 3,911 SF**

1st Floor:

3,135 SF

1st Floor Patio:

776 SF

**KBI**  
Kuehne Business  
Investments

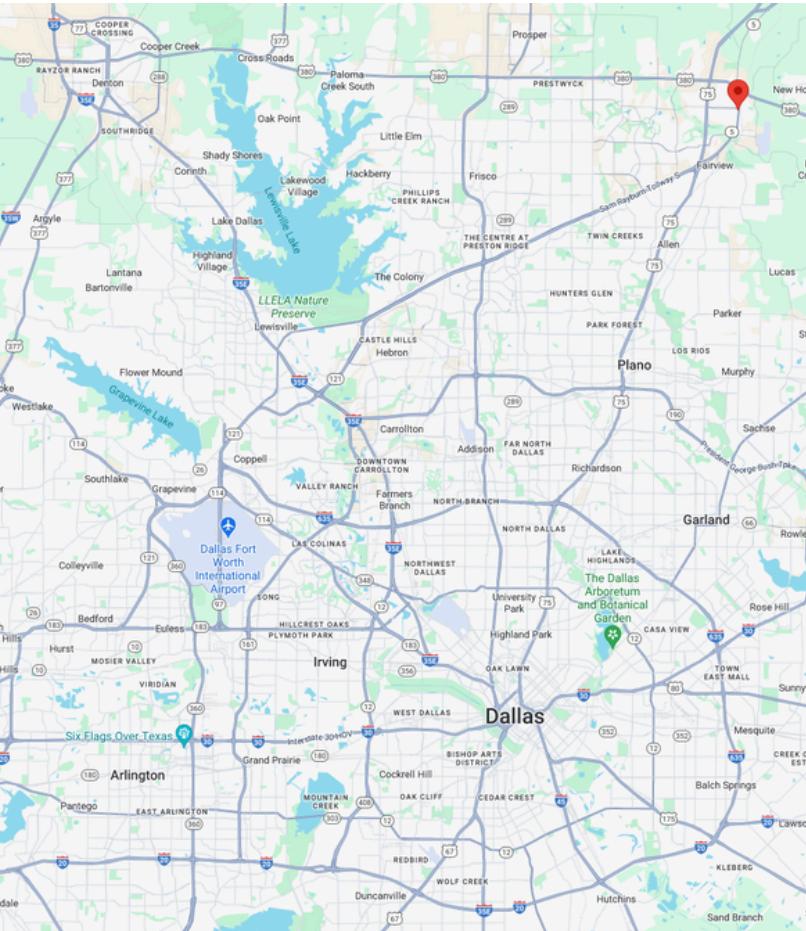
## Property Scope

- Located in the heart of the charming historical district of Downtown McKinney, this brand-new space is ready for lease. With a prime location, this spec space offers a unique opportunity for entrepreneurs looking to establish themselves in a thriving community.
- The space is fully completed and offers an open canvas for your vision. Whether you're looking to create an intimate dining experience or a vibrant eatery, we are happy to collaborate with tenants on interior design and concept to bring your ideas to life.
- Across the street from future amphitheater park at Highway 5 expansion
- Whether you're launching a stylish eatery, a distinctive retail shop, or a creative studio, this open-concept space serves as the perfect blank canvas. The landlord is committed to partnering with tenants on interior design and overall concept to help turn your ideas into reality.

## Nearby City Demographics

	McKinney	Allen	Frisco
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<b>Population</b>	214,810	109,039	219,587
<b>Workplace Population</b>	66,851	58,777	62,631
<b>Median HH Income</b>	\$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

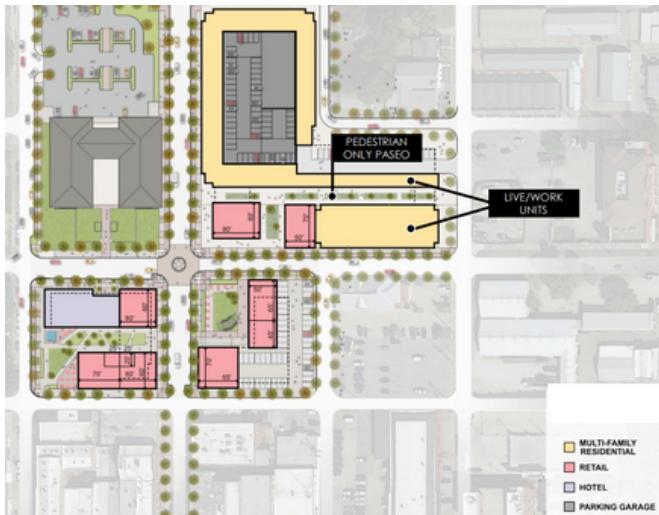
The new City Hall opens later this year in October and will be 7 times larger than the previous facility to hold 9 departments. It will be over 175,000 SF and 5 floors.



### 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



### 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.



### McKinney National Airport

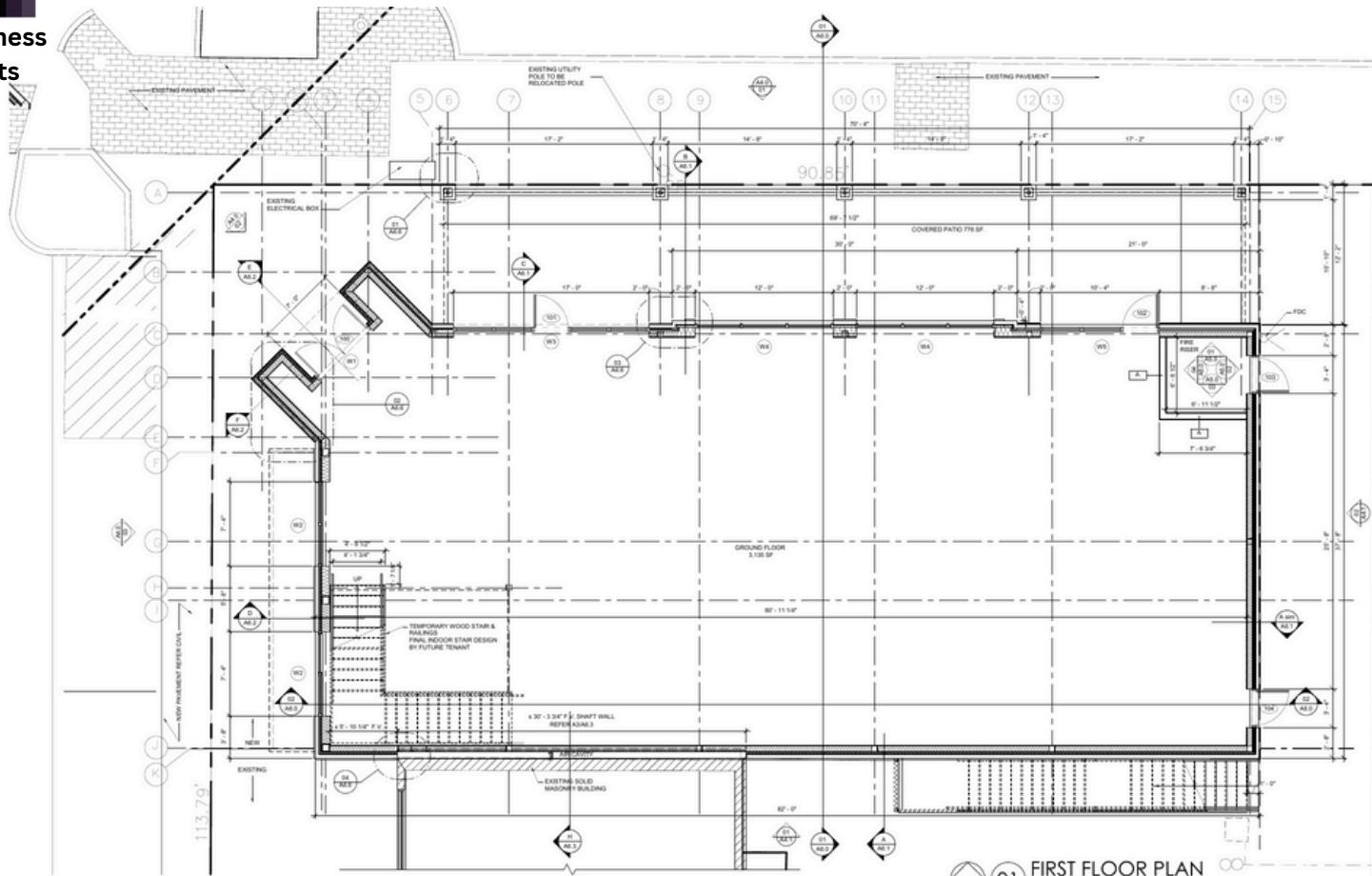
The city is pursuing funding for a new commercial redevelopment of the current McKinney Airport. This will provide commercial flights out of the current McKinney airport.



### New Concert Venue

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

## 1st Floor Plans



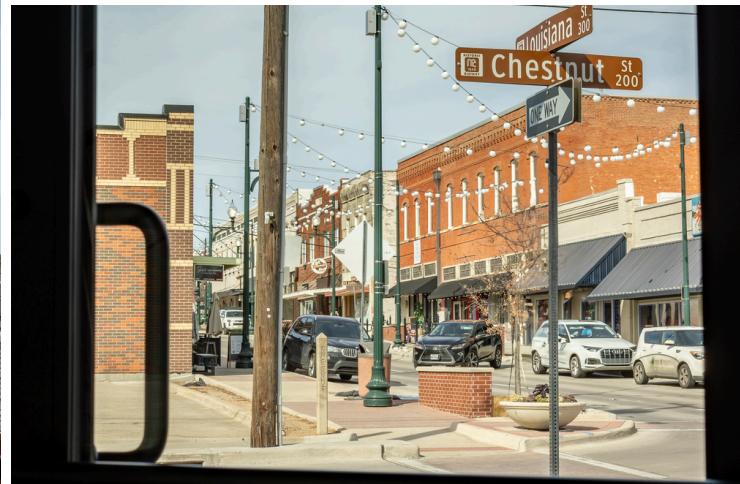


## Additional Photos





## Additional Photos



## 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.



**\$146,364**  
AVERAGE  
HOUSEHOLD INCOME  
IN THE TRADE AREA



**POTENTIAL RETAIL SALES**  
**\$9,963,462,054**  
ACTUAL SALES  
**\$3,190,040,536**  
RETAIL OPPORTUNITY  
**\$6,773,421,518**

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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RETAIL DESTINATION

