



# For Lease

## Property Highlights

- Up to 13,193 SF of retail space available at multi-tenant building with patio opportunity
- Surrounded by an abundant amount of new home growth with a projected 14,746 future households accounting for a 79% increase
- This intersection brings together an affluent neighborhood and quickly expanding HWY 380 corridor
- Elevated topography will allow for excellent visibility to US 380
- September 2018 delivery
- Traffic Counts
  - Hwy 380: 32,802 cpd
  - Stonebridge Dr: 5,298 cpd

## Traffic Generators:



**Rose Meza**

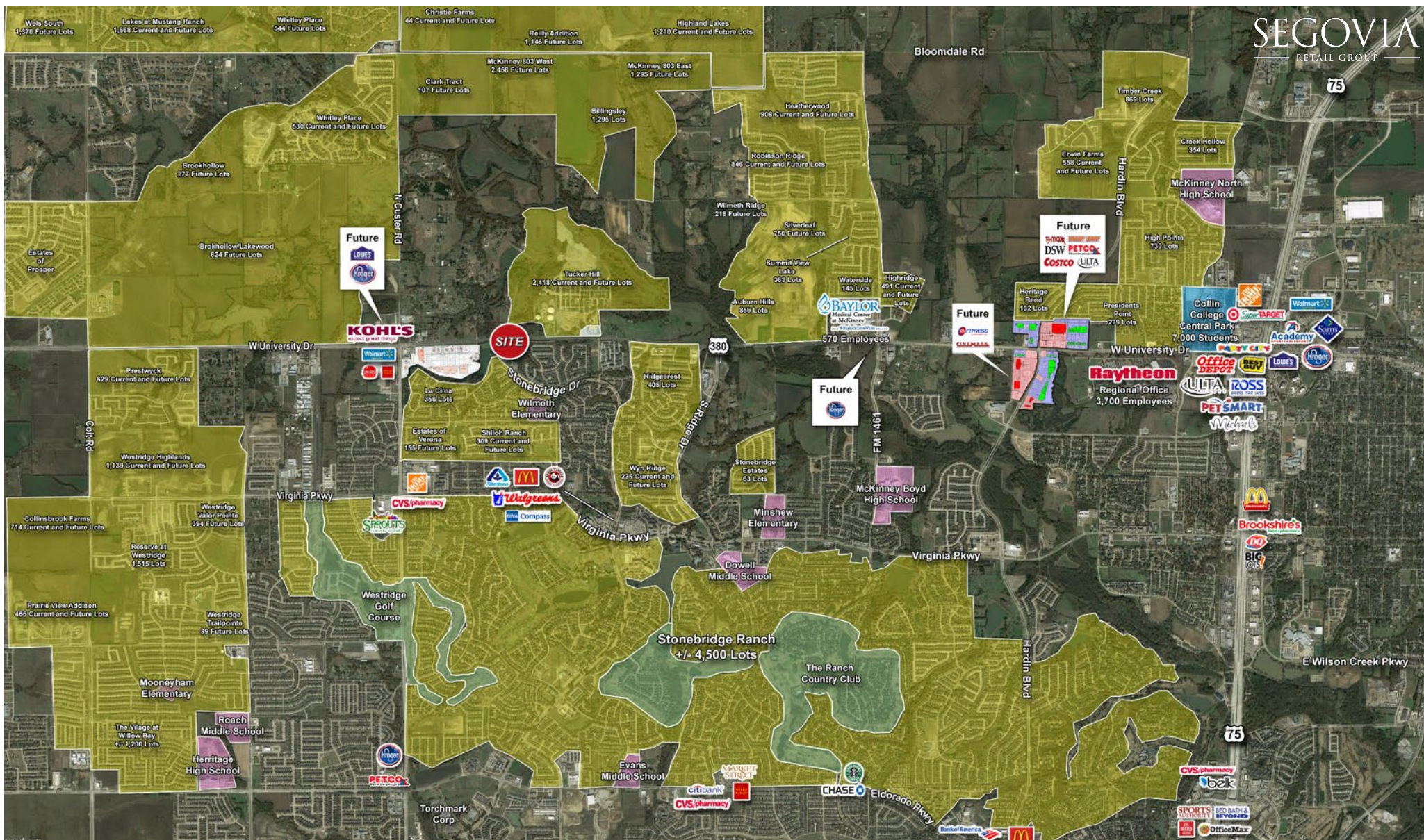
+1 469 480 8818

rose@seg-re.com

Demographics	1 mile	3 mile	5 mile
2020 Est population	13,108	81,417	214,379
Estimated Households	4,738	28,247	74,802
Average Household Income	\$152,957	\$132,883	\$129,182
Daytime Population	6,740	36,202	93,803







**Aerial**  
SEC of US 380 & Stonebridge Drive | McKinney, TX 75071

N. STONEBRIDGE DR.

