

THE PLAZA AT FOREST RIDGE

MCKINNEY, TX | SEC HIGHWAY 380 AND FOREST RIDGE



AVAILABILITY:
13,000 SF | SHOPPING CENTER
2.27 ACRES | PAD SITE

LEASE RATES: PLEASE CALL

AREA RETAILERS:

BaylorScott&White
HEALTH

CVS
pharmacy

RETAIL | New upscale shopping center coming to the explosive North McKinney 380 corridor. Around 13,000 SF of retail and a 2.27 acre pad site on the corner is available. The site has impeccable visibility, great access, and is in the middle of several residential developments including Stonebridge, Tucker Hill, and Auburn Hills.

DEMOGRAPHICS:

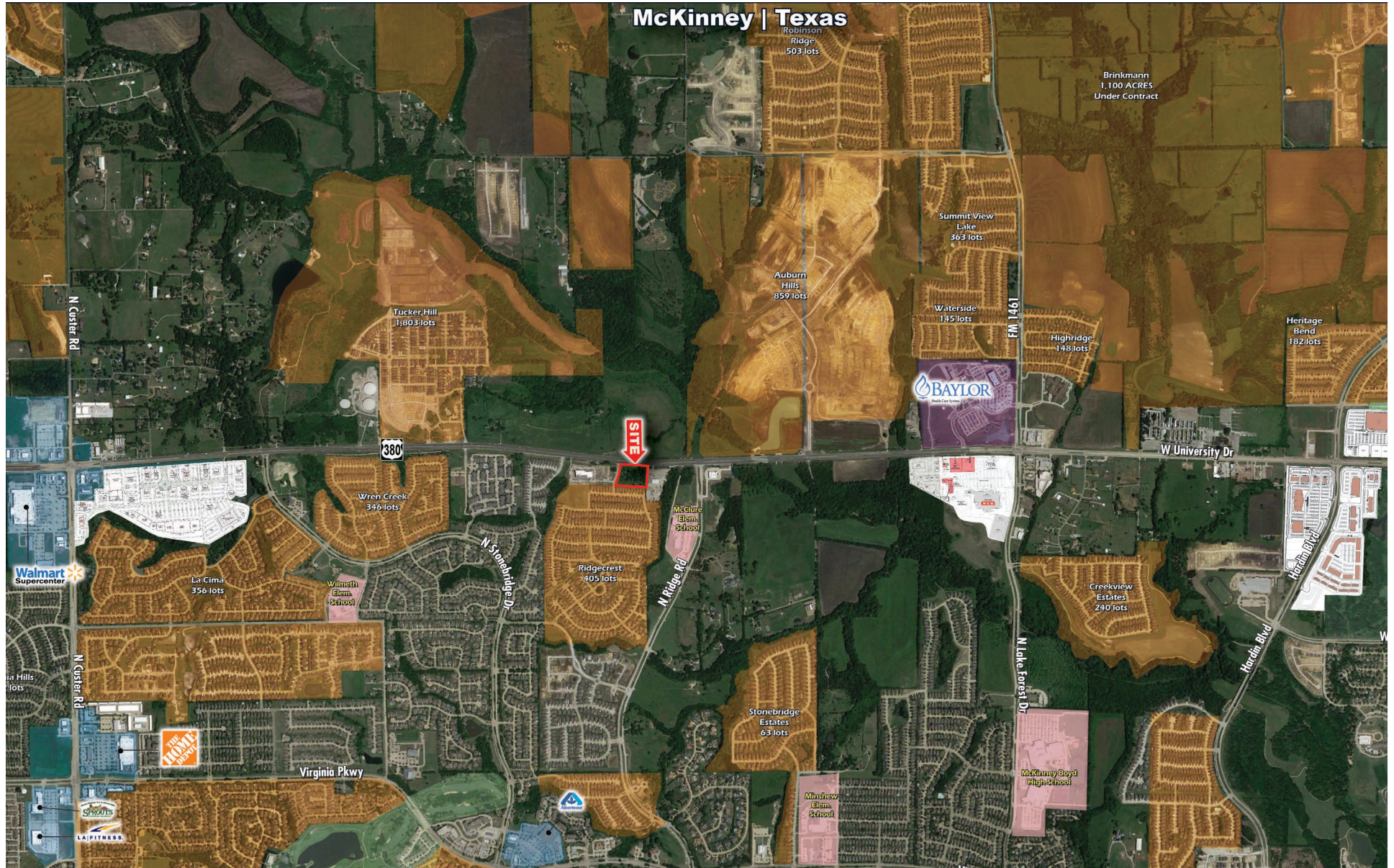
	1 MILE	3 MILE	5 MILE
2019 Population	6,328	63,393	193,001
% Pop Growth 2019-2024	50.2%	34.7%	38.7%
2019 Daytime Population	3,590	53,808	187,899
2019 Total Households	2,222	21,285	65,343
2019 Average HH Income	\$136,302	\$127,195	\$119,306

TRAFFIC COUNTS:

University Drive: 30,677 VPD

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

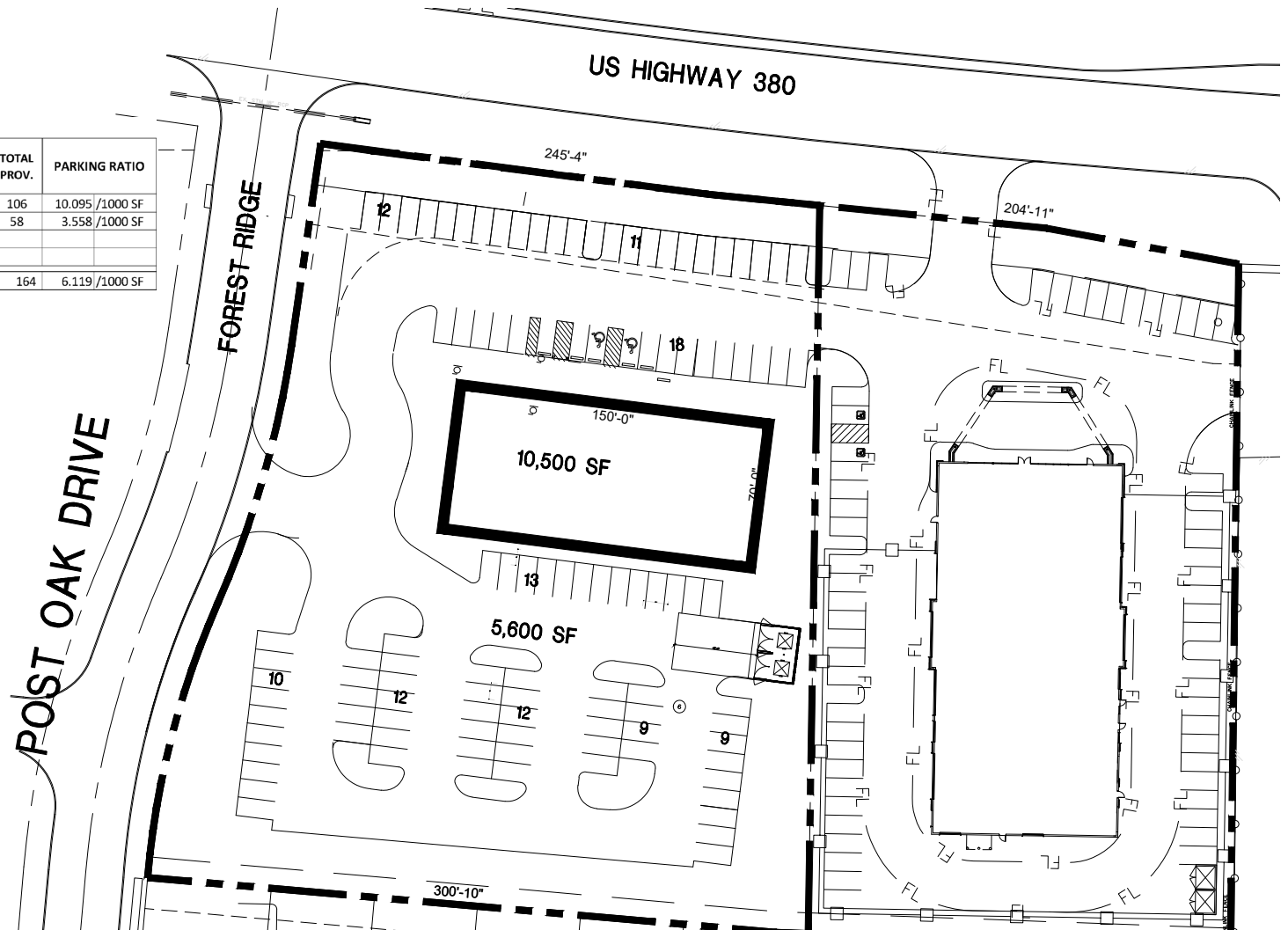
MITCH TRAUB
214.572.8425
mtraub@theretailconnection.net

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TABULATIONS

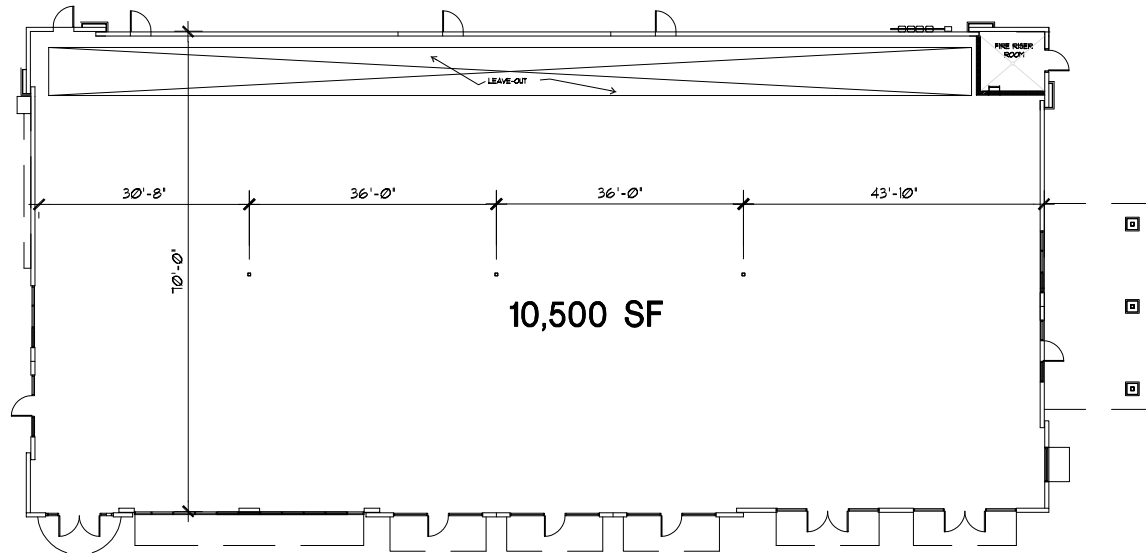
LOT	SITE AREA		BUILDING AREA (SF)	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
	SF	ACRES		RETAIL	REST	150			
1	98,990	2.272	10,500	22	33	55	106	10.095/1000 SF	
2	69,884	1.604	16,300	21		21	58	3.558/1000 SF	
OTLAL	168,874	3.877	26,800			76	164	6.119/1000 SF	



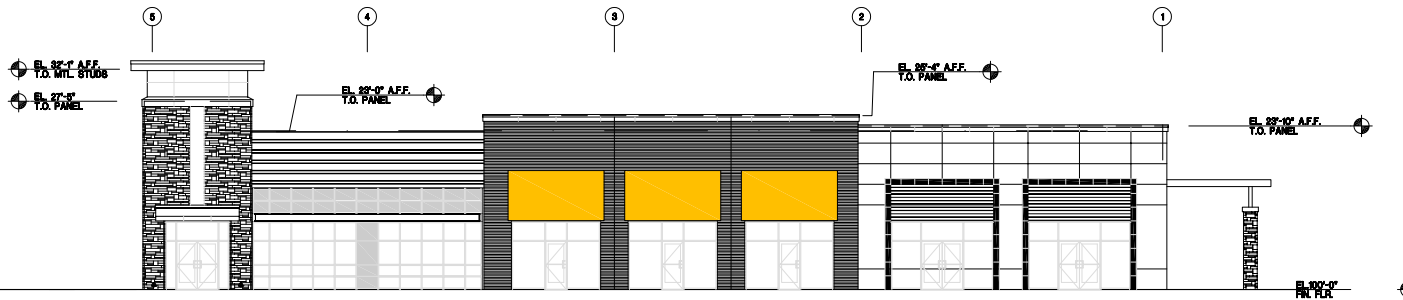
01 SITE PLAN 
1" = 50'-0"

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01 PLAN
1" = 20'-0" SHOPS



02 NORTH ELEVATION
1" = 20'-0" SHOPS

