



SIZE

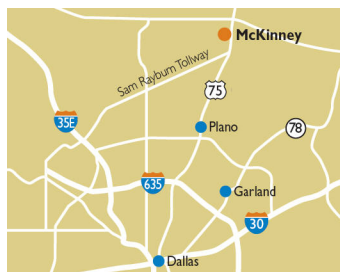
97,486 square feet

DEMOGRAPHICS

|                              | 1 mile  | 3 mile  | 5 mile  |
|------------------------------|---------|---------|---------|
| <b>Population</b>            | 16,270  | 126,253 | 301,487 |
| <b>Households</b>            | 5,447   | 44,591  | 103,232 |
| <b>Median HH Income (\$)</b> | 125,750 | 129,521 | 129,742 |

MAJOR TENANT(S)

Market Street United  
The Joint  
Mathnasium



LOCATION

6100 - 6250 W. Eldorado Pkwy | McKinney, TX 75070

PROPERTY HIGHLIGHTS

- Anchored by very strong Market Street
- Located in McKinney, a suburb 33 miles north of Dallas, with a population exceeding 126,200 in a three-mile radius with an average household income greater than \$155,800
- Additional national and regional tenants include SWIG, Sport Clips, The Joint, Mathnasium and Massage Heights
- The center is situated on the intersection of West Eldorado Parkway, which benefits from over 20,100 VPD and Ridge Road 11,000 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# MCKINNEY MARKET STREET

6100 - 6250 W. Eldorado Pkwy | McKinney, TX 75070

| SPACE                | TENANT                      | SQ. FT.       |
|----------------------|-----------------------------|---------------|
| FUEL                 | Market Street United Fuel   |               |
| 0101                 | Credit Union of Texas       | 4,150 SF      |
| 0102                 | IV Nutrition                | 1,641 SF      |
| 0103                 | Sport Clips                 | 1,200 SF      |
| 0104                 | Mathnasium                  | 1,450 SF      |
| 0120                 | Delaney's Irish Pub & Grill | 7,136 SF      |
| 0140                 | Total Men's Primary Care    | 1,500 SF      |
| 0150                 | Perry Dentistry             | 2,565 SF      |
| 0160                 | Massage Heights             | 2,972 SF      |
| 0170                 | Serenity Day Spa            | 2,355 SF      |
| 0180                 | Brother's Pizza             | 2,052 SF      |
| 0190                 | Legacy Pack N Ship          | 1,232 SF      |
| 0200                 | The Joint                   | 1,450 SF      |
| 0210                 | Imperial Cleaners           | 2,127 SF      |
| 6080                 | Swig                        | 656 SF        |
| 6100                 | Market Street United        | 65,000 SF     |
| <b>TOTAL SQ. FT.</b> |                             | <b>97,486</b> |

| SITE LEGEND   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available           | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied             |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others |
| <span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary                                |  |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

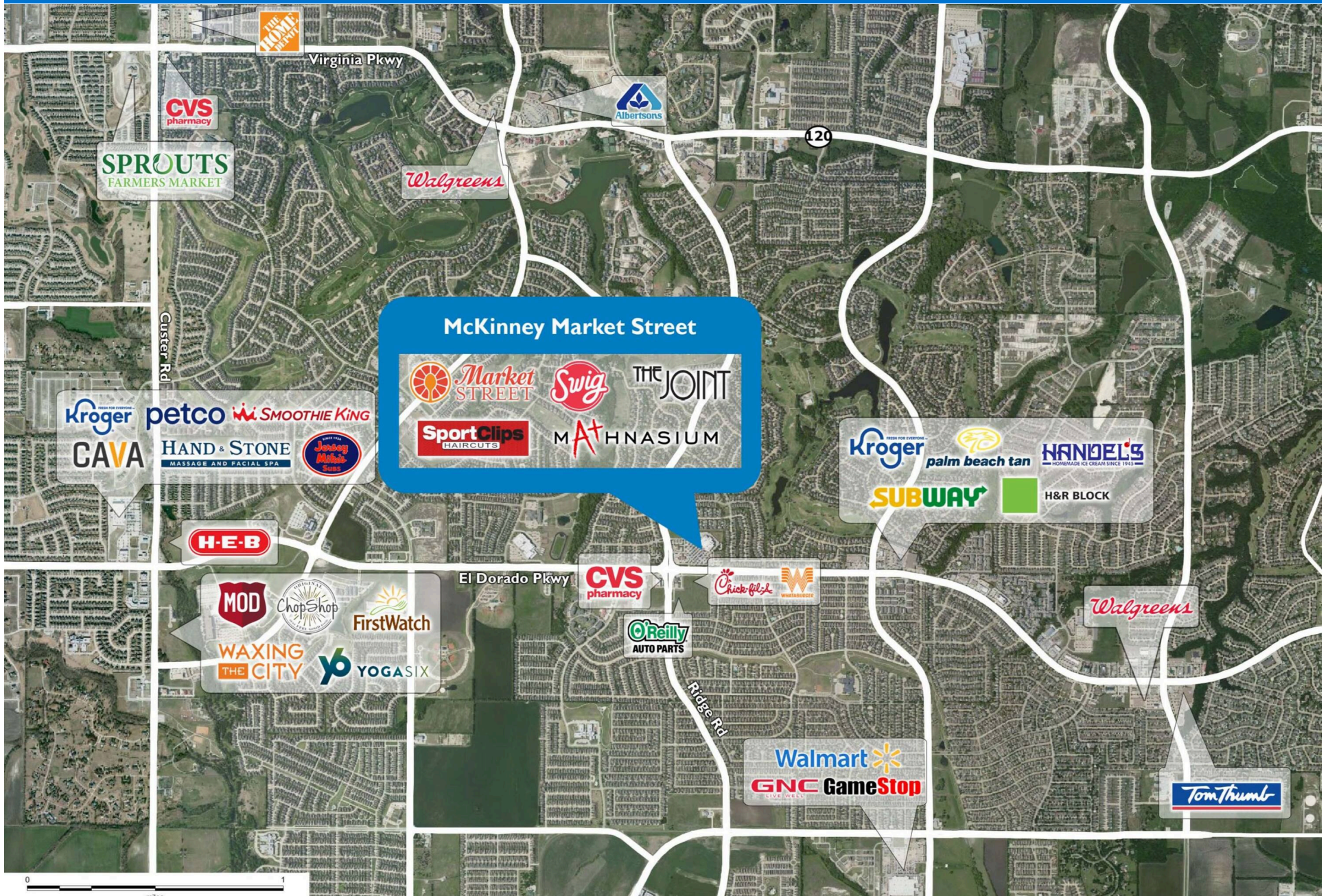
# MCKINNEY MARKET STREET

6100 - 6250 W. Eldorado Pkwy | McKinney, TX 75070



# MCKINNEY MARKET STREET

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 33.175514

Longitude: -96.695733

| McKinney Market Street<br>McKinney, TX |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population                             | Q4 2023 Estimated Population          | 16,270           | 126,253          | 301,487          |
|  | 2028 Projected Population             | 16,164           | 132,434          | 333,135          |
|  | 2010 Census Population                | 14,570           | 80,596           | 164,065          |
|  | 2000 Census Population                | 4,249            | 25,086           | 56,725           |
|  | 1990 Census Population                | 241              | 2,589            | 18,758           |
|  | Historical Annual Growth 1990 to 2000 | 33.22%           | 25.50%           | 11.70%           |
|  | Historical Annual Growth 2000 to 2010 | 13.11%           | 12.38%           | 11.20%           |
|  | Estimated Annual Growth 2010 to 2023  | 0.81%            | 3.32%            | 4.52%            |
|  | Projected Annual Growth 2023 to 2028  | -0.13%           | 0.96%            | 2.02%            |
|  | Median Age                            | 39.7             | 37.8             | 37.3             |
| Households                             | Q4 2023 Estimated Households          | 5,447            | 44,591           | 103,232          |
|  | 2028 Projected Households             | 5,408            | 46,763           | 113,684          |
|  | 2010 Census Households                | 4,723            | 27,346           | 55,871           |
|  | 2000 Census Households                | 1,343            | 8,178            | 19,611           |
|  | 1990 Census Households                | 80               | 883              | 7,109            |
|  | Historical Annual Growth 1990 to 2000 | 32.51%           | 24.93%           | 10.68%           |
|  | Historical Annual Growth 2000 to 2010 | 13.40%           | 12.83%           | 11.04%           |
|  | Estimated Annual Growth 2010 to 2023  | 1.04%            | 3.62%            | 4.57%            |
|  | Projected Annual Growth 2023 to 2028  | -0.14%           | 0.96%            | 1.95%            |
|  | Population per Household              | 2.98             | 2.83             | 2.91             |
| Population by Race                     | White                                 | 62.5%            | 57.7%            | 49.7%            |
|  | Black or African American             | 10.2%            | 11.2%            | 10.9%            |
|  | Asian & Pacific Islander              | 8.6%             | 14.5%            | 21.8%            |
|  | Other Races                           | 4.6%             | 5.1%             | 4.8%             |
|  | Hispanic Population                   | 14.1%            | 11.5%            | 12.8%            |
| Income                                 | Average Household Income              | \$143,949        | \$155,806        | \$158,217        |
|  | Median Household Income               | \$125,750        | \$129,521        | \$129,742        |
|  | Per Capita Income                     | \$48,272         | \$55,128         | \$54,274         |
| Education (Age 25+)                    | Elementary                            | 0.5%             | 0.7%             | 2.2%             |
|  | Some High School                      | 0.8%             | 1.2%             | 1.7%             |
|  | High School Graduate                  | 11.3%            | 12.5%            | 13.0%            |
|  | Some College                          | 18.0%            | 17.0%            | 17.1%            |
|  | Associates Degree Only                | 9.0%             | 8.7%             | 7.6%             |
|  | Bachelors Degree Only                 | 41.0%            | 38.4%            | 35.7%            |
|  | Graduate Degree                       | 19.4%            | 21.5%            | 22.7%            |
| Business                               | Number of Businesses                  | 319              | 2,726            | 6,610            |
|  | Total Number of Employees             | 2,541            | 21,668           | 63,948           |
|  | Employees per Business                | 7.98             | 7.95             | 9.67             |
|  | Residential Population per Business   | 51.06            | 46.32            | 45.61            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.