



SIZE

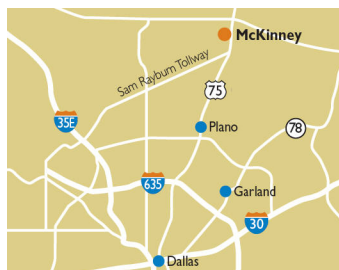
97,486 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,270	126,253	301,487
Households		
5,447	44,591	103,232
Median HH Income (\$)		
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



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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
TOTAL SQ. FT.		97,486

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



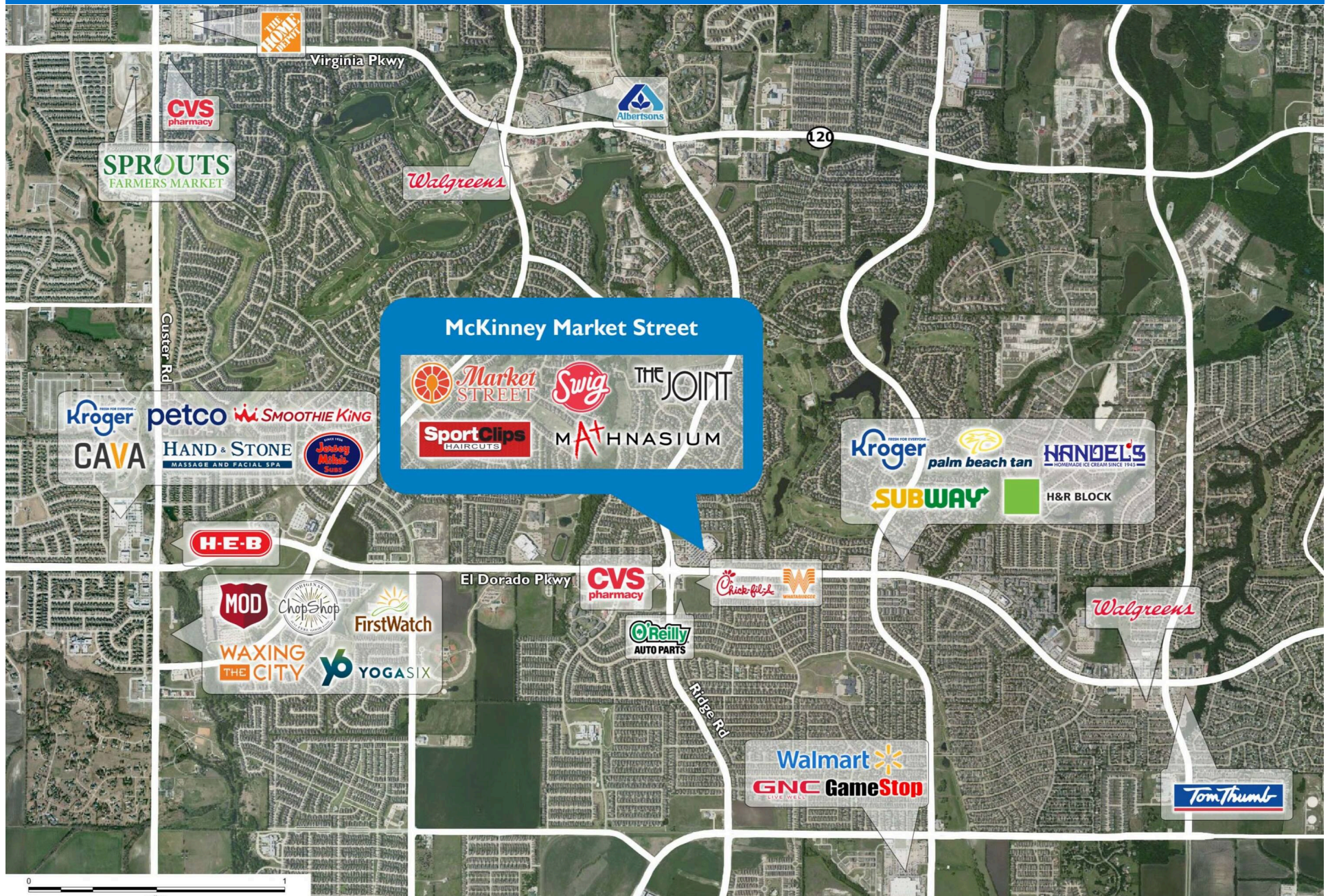
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MCKINNEY MARKET STREET

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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 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.