

# VIRGINIA SQUARE

208 N. CENTRAL EXPRESSWAY, MCKINNEY, TX



## PROPERTY OVERVIEW

Virginia Square is a neighborhood shopping center with direct frontage along US 75 in McKinney, Texas at Virginia Parkway just south of US 380. The trade area has experienced record setting population growth over the past decade earning recognition by the U.S. Census Bureau as one of the top 10 fastest growing cities in the United States. It is also worth noting that Collin College is positioned just a mile north of the center and serves over 50,000 students per year. Area big box retailers include: Target, Kroger, Walmart, Home Depot, Lowe's, Winco, Kohl's, Costco

## TRAFFIC COUNTS

N CENTRAL EXPY	150,712 V.P.D
W. VIRGINIA ST.	28,231 V.P.D.

GLA: 63,353 SF    WEB LINK: [jahrealty.propertycapsule.com/virginiasquare](http://jahrealty.propertycapsule.com/virginiasquare)

## DEMOGRAPHICS

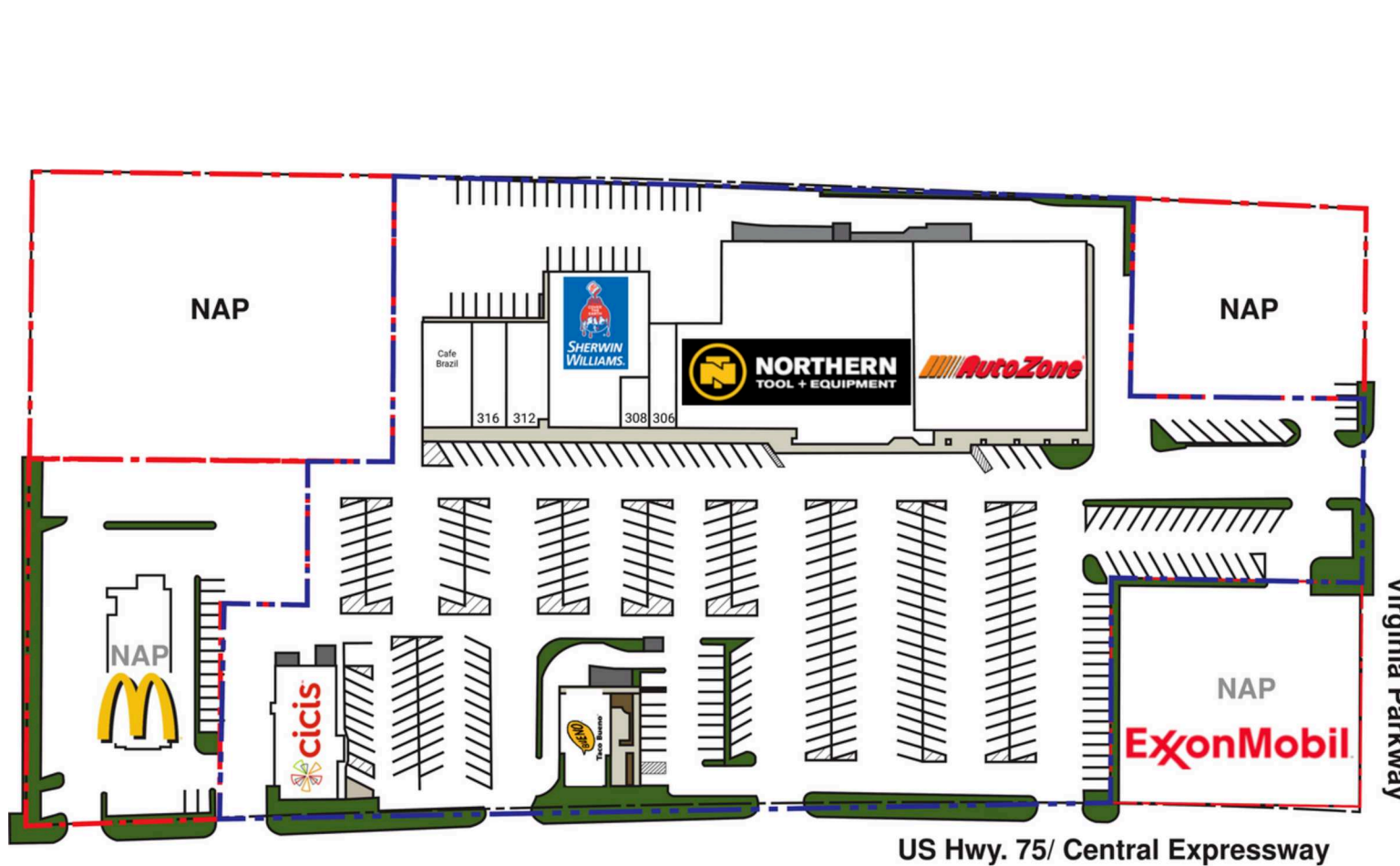
2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	80,701	39,849	\$108,650
5 MILE	171,429	59,045	\$129,364

## LEASING CONTACT

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TENANT	SQFT
206 AutoZone	16,857
208 Northern Tool	22,500
302 Taco Bueno	2,400
306 Cricket Wireless	1,600
308 North Texas Sports	801
310 Sherwin Williams	7,599
312 Ascent Dental	2,433
316 Lavish Nail Spa	2,000
318 Cafe Brazil	2,800
320 Cici's Pizza	4,553

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