

# 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  | 185,159 V.P.D |
| W. VIRGINIA ST. | 28,469 V.P.D. |

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

## DEMOGRAPHICS

| 2026<br>ESTIMATES |  TOTAL<br>POPULATION |  DAYTIME<br>POPULATION |  AVG. HH<br>INCOME |
|-------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 3 MILE            | 86,051                                                                                                  | 39,367                                                                                                    | \$129,448                                                                                               |
| 5 MILE            | 182,852                                                                                                 | 59,586                                                                                                    | \$146,882                                                                                               |

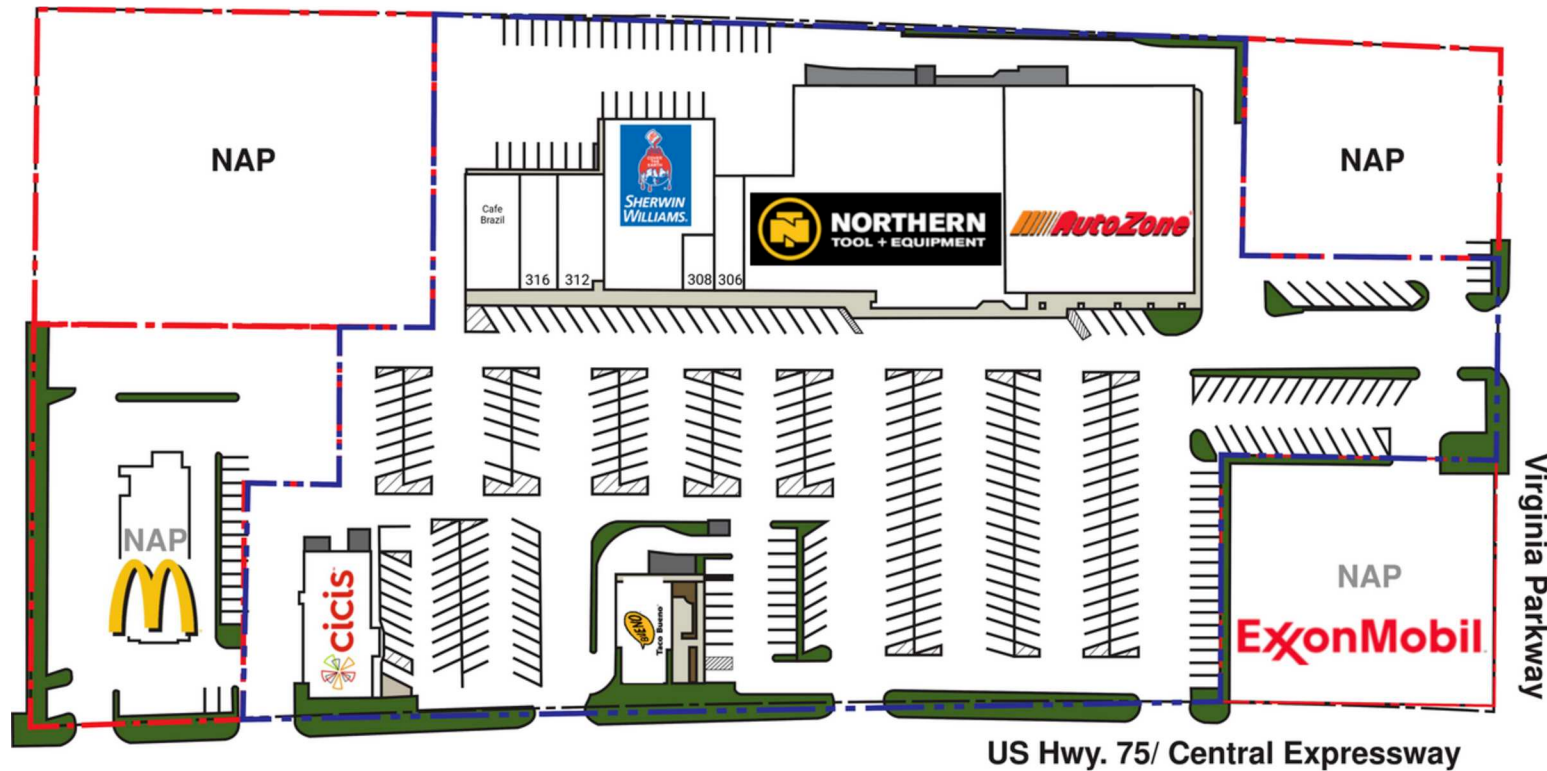
## LEASING CONTACT

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**JAH**  
REALTY



| 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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