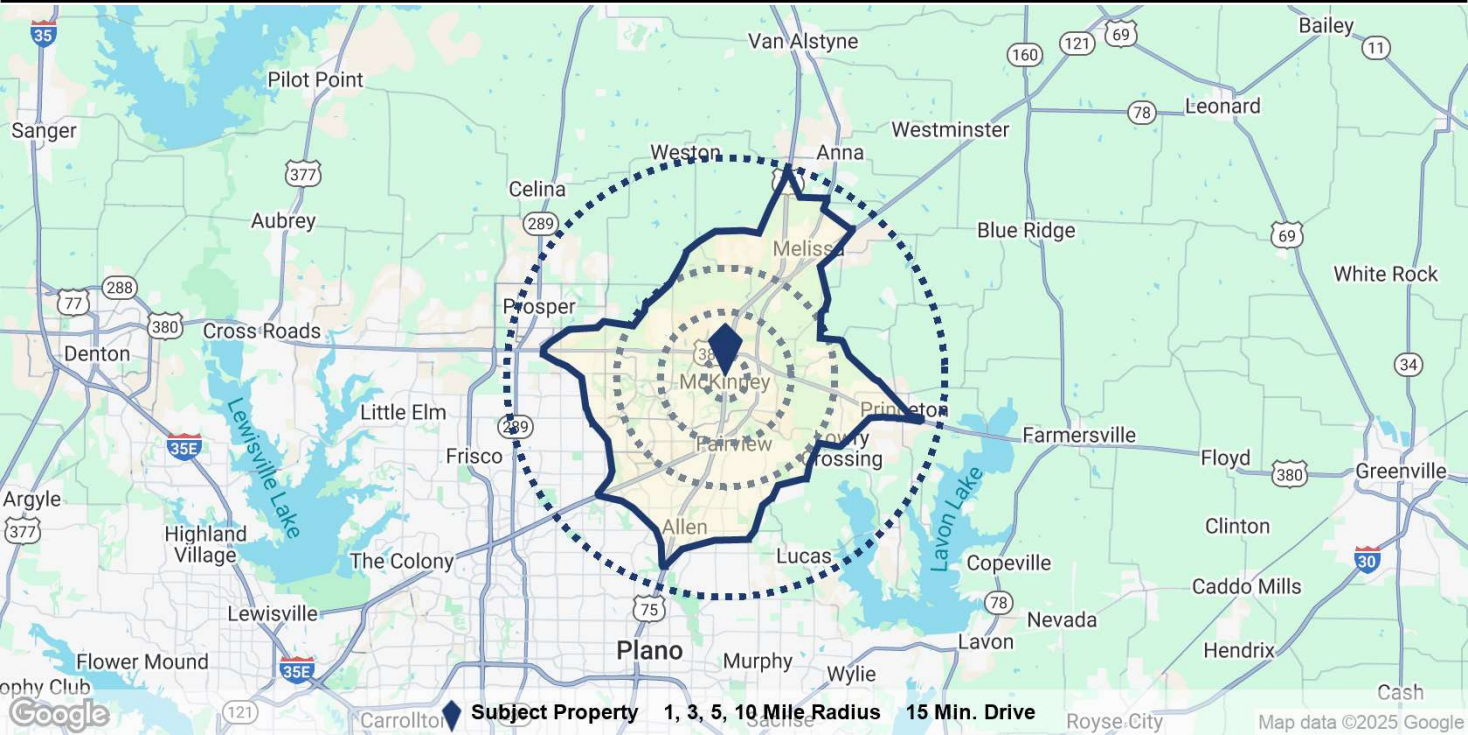


DEMOGRAPHICS

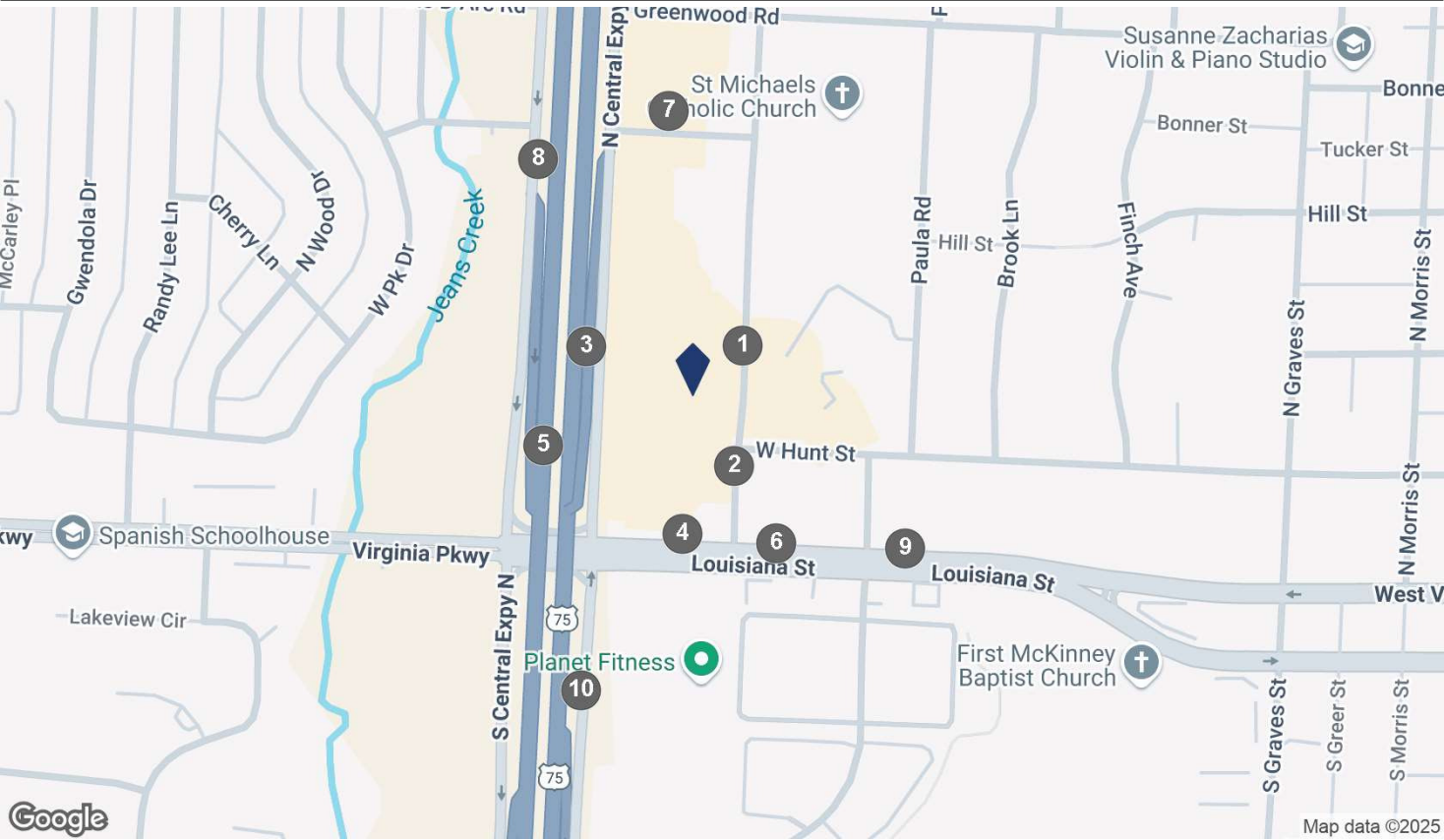


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	15,316	80,701	171,429	596,451	369,744
5 Yr Growth	23.1%	21.8%	22.1%	22.6%	36.9%
Median Age	37	38	38	38	38
5 Yr Forecast	39	39	40	39	40
White / Black / Hispanic	58% / 16% / 28%	58% / 16% / 25%	60% / 14% / 18%	55% / 12% / 14%	56% / 13% / 16%
5 Yr Forecast	58% / 16% / 28%	58% / 16% / 25%	60% / 14% / 18%	55% / 12% / 14%	56% / 13% / 16%
Employment	7,271	39,849	59,045	137,871	196,755
Buying Power	\$424M	\$2.4B	\$6B	\$23.4B	\$15.8B
5 Yr Growth	20.8%	20.9%	21.0%	22.1%	38.6%
College Graduates	28.5%	35.1%	44.5%	49.3%	61.0%
Household					
Households	6,008	28,838	60,660	200,511	128,959
5 Yr Growth	23.4%	22.3%	22.5%	22.9%	37.4%
Median Household Income	\$70,569	\$81,733	\$98,611	\$116,718	\$122,366
5 Yr Forecast	\$69,113	\$80,770	\$97,410	\$115,960	\$123,476
Average Household Income	\$98,252	\$108,650	\$129,364	\$144,023	\$150,748
5 Yr Forecast	\$96,882	\$107,790	\$128,665	\$143,757	\$152,011
% High Income (>\$75K)	47%	54%	62%	69%	70%
Housing					
Median Home Value	\$331,241	\$370,218	\$394,941	\$420,170	\$505,101
Median Year Built	1990	1999	2004	2006	2009
Owner / Renter Occupied	47% / 53%	54% / 46%	63% / 37%	69% / 31%	65% / 35%

Subject Property

208 N Central Expy - Virginia Square

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 North Redbud Boulevard	W Hunt St - S	4,636	2025	0.04 mi
2 N Redbud Blvd	W Hunt St - N	6,475	2025	0.07 mi
3 N Central Expy	E Bois D Arc Rd - N	7,077	2025	0.08 mi
4 West Virginia St	N Redbud Blvd - E	18,748	2025	0.11 mi
5 US Hwy 75	Virginia Pkwy - S	150,712	2024	0.12 mi
6 West Virginia St	N Redbud Blvd - W	17,167	2025	0.13 mi
7 E Bois D Arc Rd	N Central Expy - W	2,467	2025	0.19 mi
8 N Central Expy	N PkDr - N	4,238	2025	0.19 mi
9 West Virginia St	W Louisiana St - E	28,231	2025	0.20 mi
10 Central Expy	West Virginia St - N	19,354	2025	0.24 mi



Demographics

Virginia Square

208 N Central Expy

56,392 SF Retail Building

McKinney, Texas - McKinney Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

208 N Central Expy - Virginia Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	6,010		28,837		60,660		128,959	
<\$25,000	828	13.78%	3,909	13.56%	6,238	10.28%	9,435	7.32%
\$25,000 - \$50,000	1,557	25.91%	5,469	18.97%	8,668	14.29%	13,747	10.66%
\$50,000 - \$75,000	812	13.51%	3,988	13.83%	8,059	13.29%	15,237	11.82%
\$75,000 - \$100,000	880	14.64%	3,908	13.55%	7,798	12.86%	14,861	11.52%
\$100,000 - \$125,000	363	6.04%	2,734	9.48%	5,930	9.78%	12,518	9.71%
\$125,000 - \$150,000	319	5.31%	1,747	6.06%	4,659	7.68%	11,760	9.12%
\$150,000 - \$200,000	622	10.35%	3,453	11.97%	7,811	12.88%	17,867	13.85%
\$200,000+	629	10.47%	3,629	12.58%	11,497	18.95%	33,534	26.00%
2024 Avg Household Income	\$98,252		\$108,650		\$129,364		\$150,748	
2024 Med Household Income	\$70,569		\$81,733		\$98,611		\$122,366	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$182.1M		\$975.3M		\$2.3B		\$5.1B	
Total Apparel	\$10.2M	5.58%	\$53.5M	5.48%	\$121.6M	5.30%	\$268.2M	5.26%
Women's Apparel	\$3.9M	2.16%	\$20.6M	2.12%	\$47.3M	2.06%	\$104.2M	2.04%
Men's Apparel	\$2.1M	1.13%	\$11M	1.13%	\$25.1M	1.10%	\$55.5M	1.09%
Girl's Apparel	\$738.7K	0.41%	\$3.9M	0.40%	\$9M	0.39%	\$19.9M	0.39%
Boy's Apparel	\$526.9K	0.29%	\$2.8M	0.29%	\$6.5M	0.28%	\$14.1M	0.28%
Infant Apparel	\$499.4K	0.27%	\$2.5M	0.25%	\$5.3M	0.23%	\$11.7M	0.23%
Footwear	\$2.4M	1.32%	\$12.6M	1.29%	\$28.4M	1.24%	\$62.7M	1.23%

Total Entertainment & Hobbies	\$27M	14.85%	\$144.4M	14.80%	\$337.1M	14.70%	\$735.6M	14.43%
Entertainment	\$2.3M	1.24%	\$14.4M	1.48%	\$32.4M	1.41%	\$72M	1.41%
Audio & Visual Equipment/Service	\$6.5M	3.59%	\$33.1M	3.39%	\$74.5M	3.25%	\$160.8M	3.15%
Reading Materials	\$308.7K	0.17%	\$1.7M	0.17%	\$4.2M	0.18%	\$9.3M	0.18%
Pets, Toys, & Hobbies	\$4.6M	2.50%	\$23.9M	2.45%	\$56.8M	2.48%	\$123.7M	2.43%
Personal Items	\$13.4M	7.35%	\$71.3M	7.31%	\$169.1M	7.37%	\$369.9M	7.25%

Total Food and Alcohol	\$50.5M	27.75%	\$262.9M	26.95%	\$601.4M	26.22%	\$1.3B	25.94%
Food At Home	\$25.8M	14.19%	\$134.5M	13.79%	\$300.6M	13.11%	\$656.7M	12.88%
Food Away From Home	\$21.3M	11.67%	\$110.5M	11.33%	\$258.5M	11.27%	\$573.3M	11.24%
Alcoholic Beverages	\$3.4M	1.89%	\$17.9M	1.84%	\$42.4M	1.85%	\$92.7M	1.82%

Total Household	\$29.7M	16.31%	\$160.2M	16.42%	\$392.4M	17.11%	\$891.1M	17.47%
House Maintenance & Repair	\$5.5M	3.00%	\$30.5M	3.13%	\$75.5M	3.29%	\$171M	3.35%
Household Equip & Furnishings	\$11.8M	6.47%	\$62.9M	6.45%	\$151.7M	6.61%	\$340M	6.67%
Household Operations	\$9M	4.92%	\$47.3M	4.85%	\$115.2M	5.02%	\$262.8M	5.15%
Housing Costs	\$3.5M	1.92%	\$19.5M	2.00%	\$50M	2.18%	\$117.3M	2.30%



Income & Spending Demographics

208 N Central Expy - Virginia Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$44.5M	24.46%	\$242.5M	24.87%	\$565.7M	24.66%	\$1.3B	24.76%
Vehicle Purchases	\$21M	11.56%	\$118.8M	12.18%	\$277.1M	12.08%	\$616.6M	12.09%
Gasoline	\$12.5M	6.86%	\$64.5M	6.61%	\$143.6M	6.26%	\$313.7M	6.15%
Vehicle Expenses	\$1M	0.56%	\$5.8M	0.60%	\$15.2M	0.66%	\$35.5M	0.70%
Transportation	\$4.4M	2.43%	\$24.5M	2.51%	\$63.1M	2.75%	\$149.8M	2.94%
Automotive Repair & Maintenance	\$5.6M	3.05%	\$29M	2.97%	\$66.8M	2.91%	\$147M	2.88%
Total Health Care	\$8.7M	4.76%	\$45.7M	4.69%	\$106.5M	4.64%	\$232.4M	4.56%
Medical Services	\$4.9M	2.69%	\$26.1M	2.68%	\$61.7M	2.69%	\$136.8M	2.68%
Prescription Drugs	\$2.8M	1.54%	\$14.6M	1.49%	\$33.2M	1.45%	\$70.3M	1.38%
Medical Supplies	\$967.2K	0.53%	\$5M	0.52%	\$11.6M	0.51%	\$25.2M	0.50%
Total Education/Day Care	\$11.5M	6.30%	\$66.1M	6.78%	\$168.9M	7.36%	\$387.2M	7.59%
Education	\$7.3M	4.01%	\$42.9M	4.40%	\$109.5M	4.77%	\$248.9M	4.88%
Fees & Admissions	\$4.2M	2.29%	\$23.2M	2.38%	\$59.4M	2.59%	\$138.2M	2.71%