

# LAKE FOREST PLAZA

MCKINNEY, TX



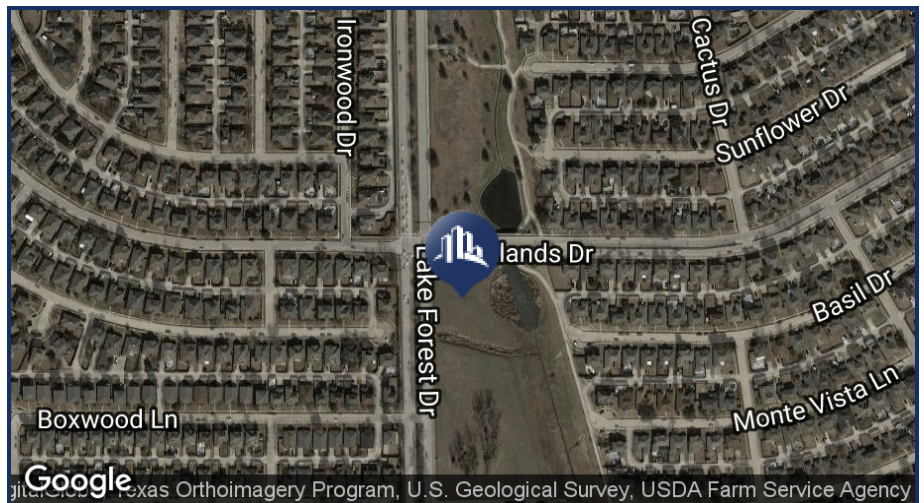
## FOR LEASE

For Lease: Lake Forest Plaza

Property Type: Office

Building Size: 8,000 SF

Lot Size: 1.75 Acres



## Features:

- New Construction
- 8,000 SF of Multi-Tenant Space
- Great Visibility
- Highly desirable McKinney Location
- Available 3rd Quarter 2018

## Contact:

**Calvin Wong, CCIM**  
Managing Partner  
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calvin.wong@sperrycga.com  
TX #0570017

\*Each office Independently Owned and Operated



## OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: Negotiable

Lot Size: 1.75 Acres

Building Size: 8,000

## PROPERTY OVERVIEW

New 8,000 square foot professional office building available to lease 3rd Quarter 2018. This property is located in McKinney, Texas, on the SE Corner of Lake Forest & Highlands Dr., minutes from 121.

## PROPERTY HIGHLIGHTS

- New Construction
- 8,000 SF of Multi-Tenant Space
- Great Visibility
- Highly desirable McKinney Location
- Available 3rd Quarter 2018



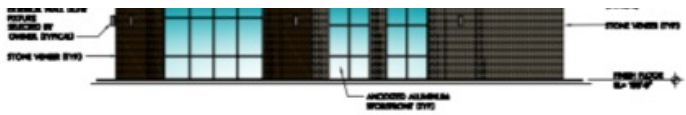
# ADDITIONAL PHOTOS



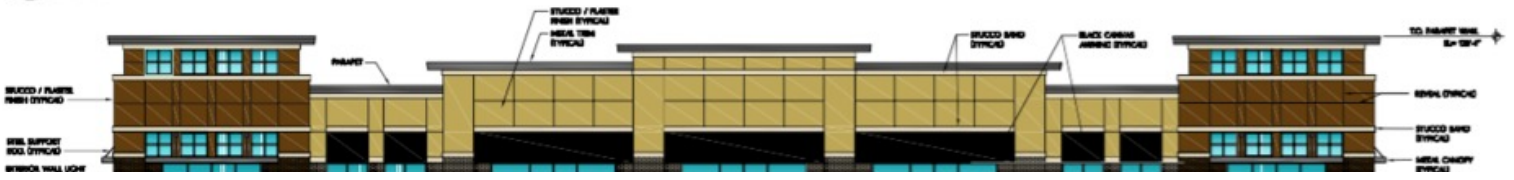
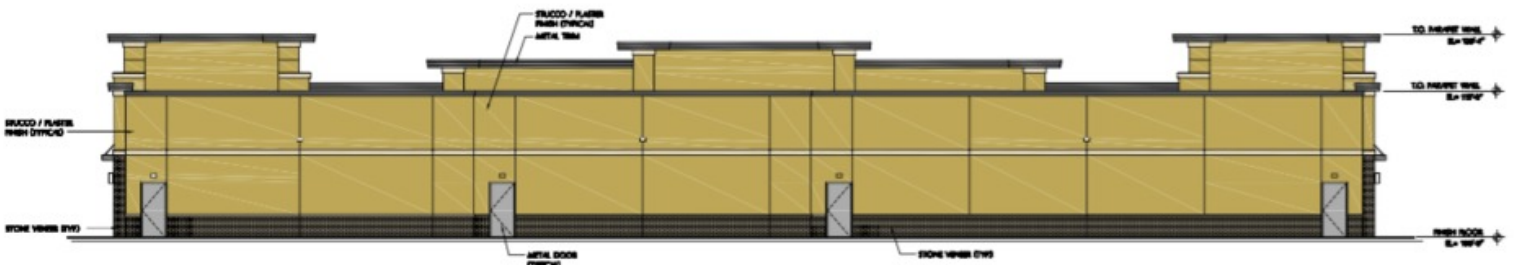
**4 LEFT SIDE ELEVATION**  
1/8"=1'-0"



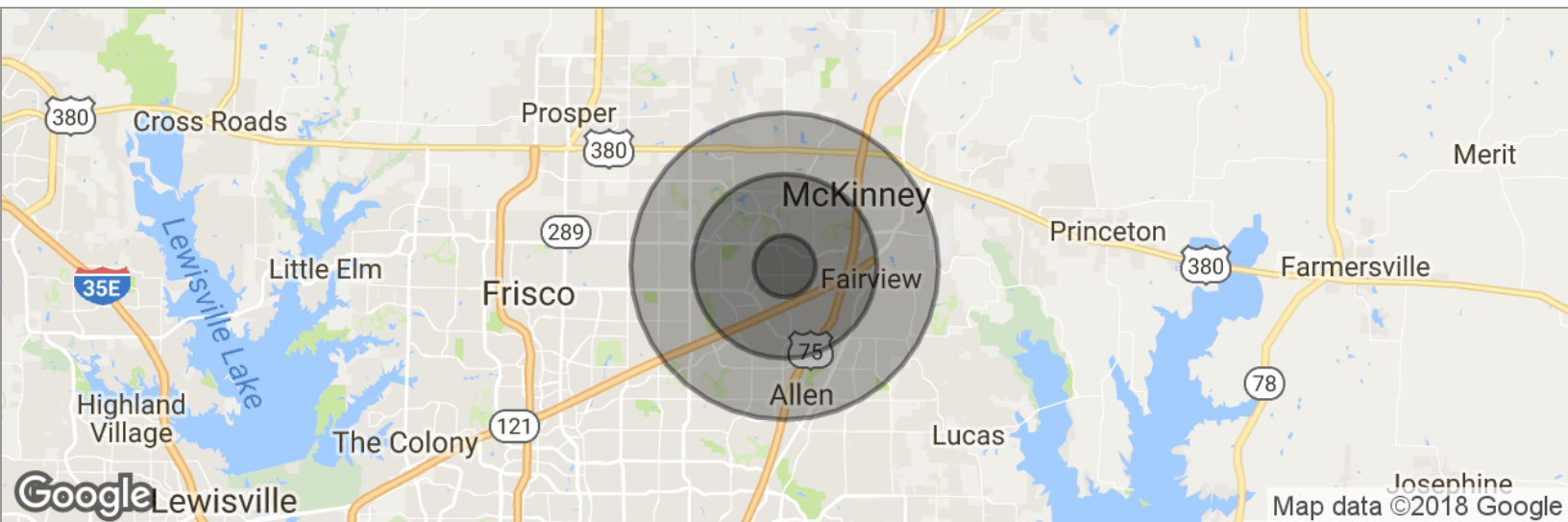
**3 RIGHT SIDE ELEVATION**  
1/8"=1'-0"



**2 REAR ELEVATION**  
1/8"=1'-0"



# DEMOGRAPHICS MAP

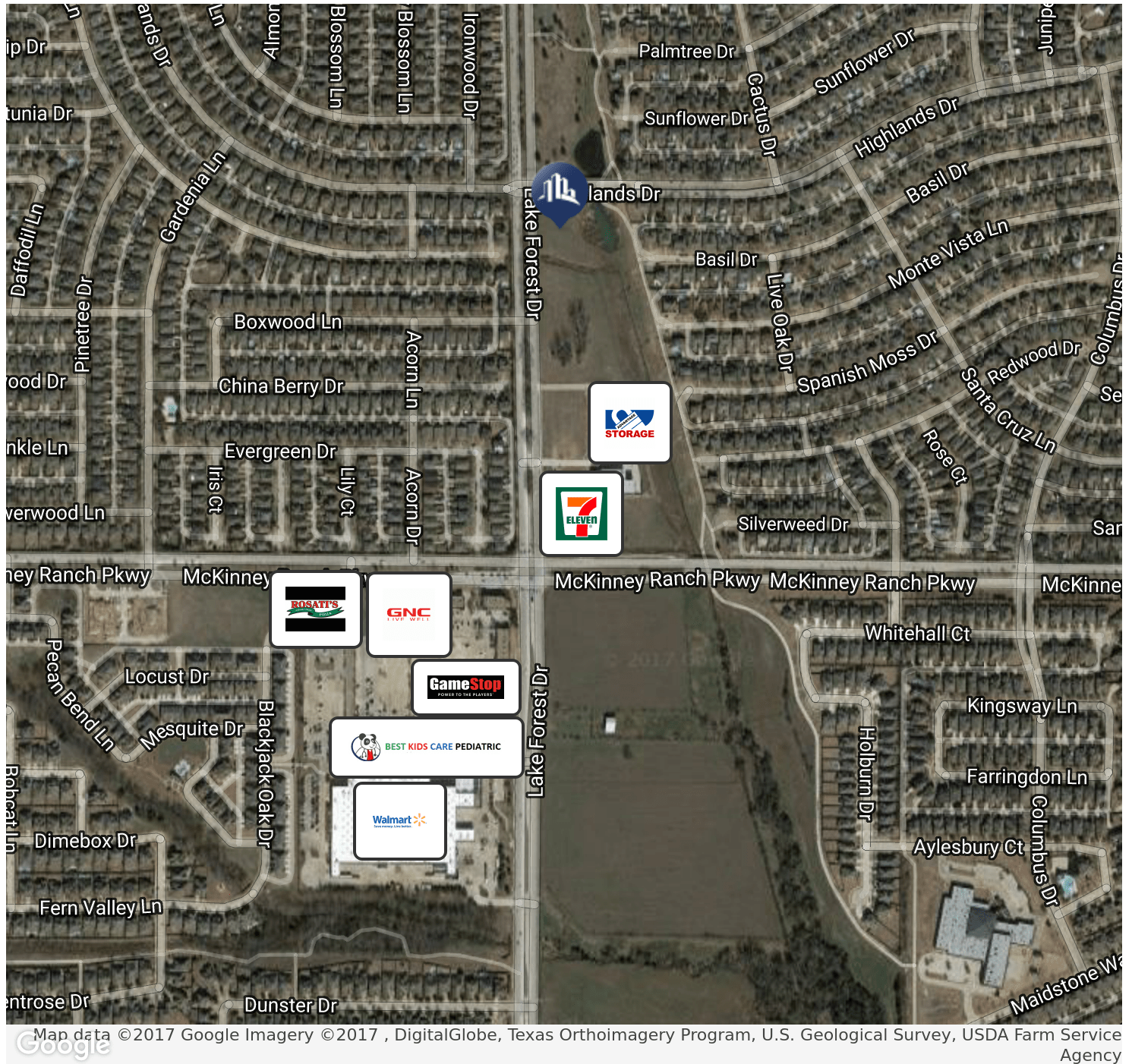


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,273	73,909	178,297
Median age	32.8	34.5	33.4
Median age (male)	33.9	34.8	33.0
Median age (Female)	32.3	34.3	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,351	24,762	60,403
# of persons per HH	3.1	3.0	3.0
Average HH income	\$96,383	\$114,729	\$104,817
Average house value	\$182,285	\$259,281	\$249,214

\* Demographic data derived from 2010 US Census



# RETAILER MAP



LAKE FOREST PLAZA

LAKE FOREST & HIGHLAND DRIVE, MCKINNEY, TX 75070

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