

BETHANY CORNERS

801 S. Greenville Avenue, Allen, TX 75002



FOR INFORMATION

For Lease: Negotiable
SqFt. : 1,186 - 5,970
Property Type: Retail
Building Size: 35,214 SF
Lot Size: 139,044 SF
Year Built: 1985



Features:

- Excellent Location!!!
- Highly Visible Corner Lot
- Strong Tenant Mix - Pizza Hut is the Anchor Tenant
- Minutes from US HWY 75

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*Each office Independently Owned and Operated

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801 S. Greenville Avenue // Allen, TX 75002

SperryCGA - ENGVEST 7005 CHASE OAKS BLVD # 200, PLANO, TX 75025 // ENGVEST.COM

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Executive Summary



OFFERING SUMMARY

Available SF:	1,186 - 5,970 SF
Lease Rate:	Negotiable
Lot Size:	3.19 Acres
Year Built:	1985
Building Size:	35,214
Zoning:	F1 - Real Commercial

PROPERTY OVERVIEW

This property is located in Allen, TX on the SEC of Bethany and S. Greenville Ave giving it excellent visibility to both main streets. It boasts a strong and diverse tenant mix - Pizza Hut being the anchor tenant - And is only minutes from US Hwy 75!!!

PROPERTY HIGHLIGHTS

- Excellent Location!!!
- Highly Visible Corner Lot
- Strong Tenant Mix - Pizza Hut is the Anchor Tenant
- Minutes from US HWY 75

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Additional Photos



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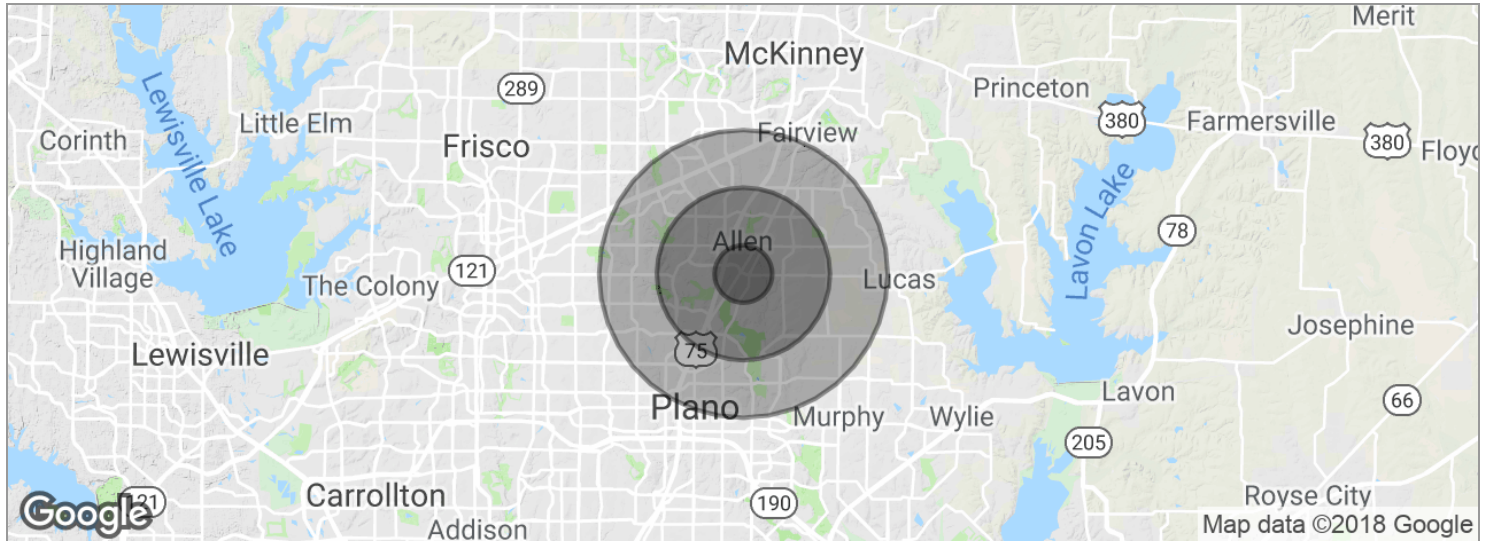
Available Spaces

LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	1,186 - 5,970 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#101	Strip Center	Negotiable	NNN	1,440 SF	Negotiable	
#104	Strip Center	Negotiable	NNN	1,545 SF	Negotiable	
#105	Strip Center	Negotiable	NNN	1,413 SF	Negotiable	
#108	Strip Center	Negotiable	NNN	5,970 SF	Negotiable	
#119	Strip Center	Negotiable	NNN	1,920 SF	Negotiable	
#105A	Strip Center	Negotiable	NNN	1,186 SF	Negotiable	
#113	Strip Center	Negotiable	NNN	4,180 SF	Negotiable	



Demographics Map

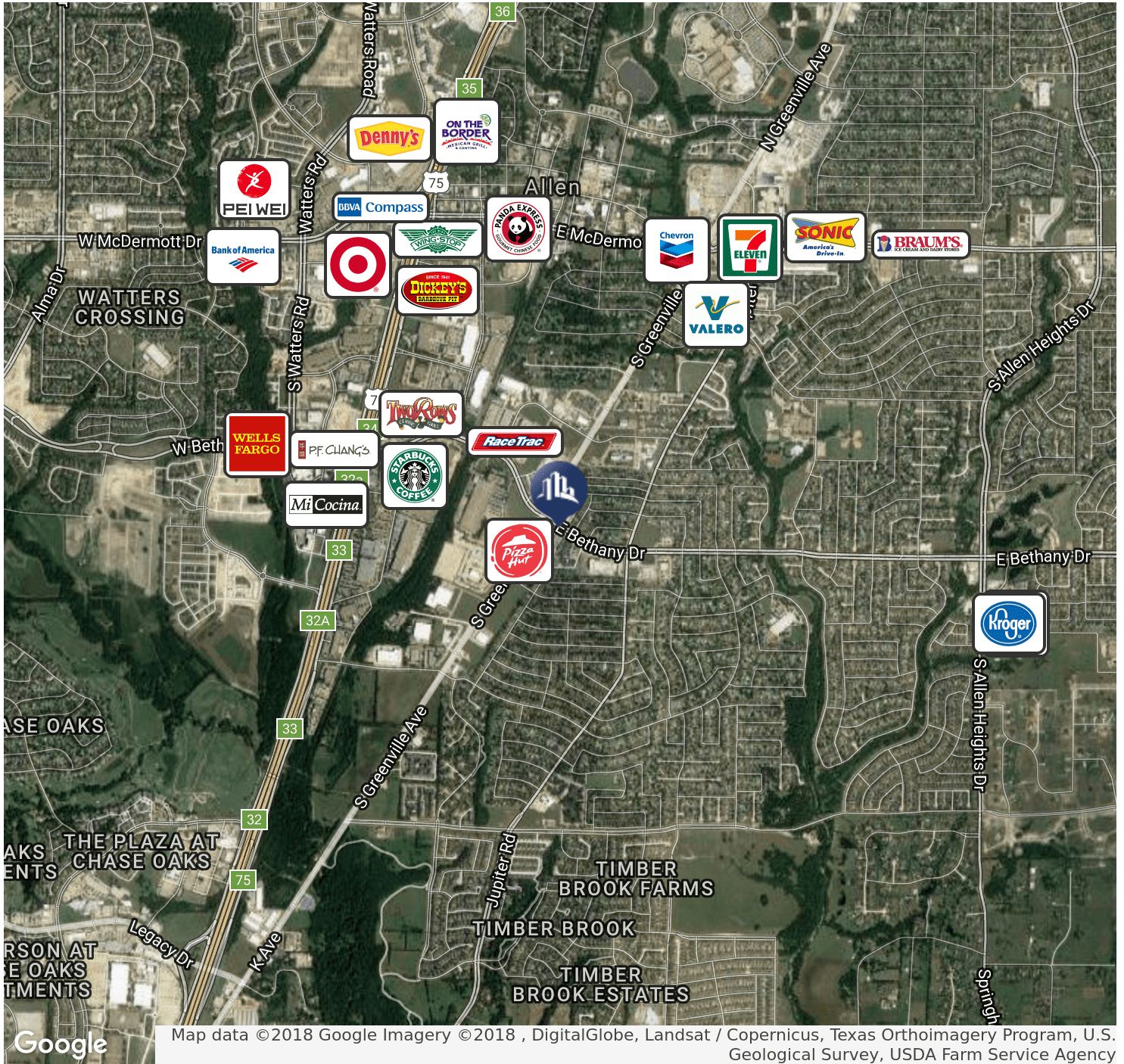


POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,739	78,838	205,315
Median age	33.1	33.6	34.3
Median age (male)	31.6	32.8	33.5
Median age (Female)	33.6	34.5	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,831	27,700	70,299
# of persons per HH	2.8	2.8	2.9
Average HH income	\$72,645	\$94,181	\$97,692
Average house value	\$142,959	\$197,311	\$233,010

** Demographic data derived from 2010 US Census*



Retailer Map



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