



Multi-Tenant For Lease

Total SF: 109,194
Available: 3 SF
Total Acres: 15.5
Min Contiguous SF: 1,250
Max Contiguous SF: 1,800
NNN Rate: \$4.04 - \$4.20 Per SF

Allen's strategic location just north of Dallas, Texas in Collin County provides companies and residents all the benefits of a Metropolitan area with a wholesome community atmosphere.

The National Association of Industrial and Office Properties (NAIOP) recently surveyed its membership to determine which municipality is the most open to business. In 2004 out of all of north central Texas municipalities, Allen was determined to be the 2nd "most open to business," a prestigious honor that highlights the unique, competitive business atmosphere in Allen.

Along with an ideal location just 12 miles north of Dallas on US 75, Allen's appealing demographics have spurred along record-breaking growth. The estimated population of 67,000 is expanding with an estimated 10% growth rate and is anticipated to reach 89,000 by the year 2010.

Demographics

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	10,583	99,583	227,268
Households	3,900	33,337	78,883
Avg Household Income	\$79,208	\$126,864	\$122,406



Traffic Counts

Main Street	12,720 CPD
Greenville Avenue	19,114 CPD
Year: 2017 Source: TXDOT	



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 16475 Dallas Parkway, Suite 880
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COTTONWOOD CREEK SHOPPING CENTER

101-121 NORTH GREENVILLE AVENUE
ALLEN, TX 75002



PROPERTY DATA

COTTONWOOD CREEK					
Suite	Tenant	SF	Suite	Tenant	SF
101A	PAPA JOHN'S PIZZA	1500	111-A	TEXAS COALITION FOR ANIMAL PROTECTION	3200
101B	HAIR TECH	750	111-D	PERSONALIZING - IT	1200
101BB	HARRIS CHIROPRACTIC	750	111-E	I LOVE NAILS	1200
101C	MR. PARCEL	1,000	111-CR	CAMERA ROOM	356
			111-G	AVAILABLE	1250
105-1	SHERWIN WILLIAMS	4200	113	DIRT CHEAP	24,955
105-5	ROD'S BARBER SHOP	1200	115	QUEENS BEAUTY SUPPLY	7793
105-6	DREAMLINE WINDOWS & DOORS	2000	119	NAPA AUTO PARTS	8640
105-11	ELKE'S MARKET CAFÉ	4300	121-A	ARMSTRONG McCALL BEAUTY SUPPLY	2400
105-12	AVAILABLE	1800	121-B	ITALIAN VILLA	3600
105-13	MAX'S DONUT SHOP	1500	121-D	C-3 ALTERATIONS	1200
			121-E	ACE CASH EXPRESS	1200
105-A	LIQUOR DEPOT	2400	121-H	AFFORDABLE BIG SCREEN TV REPAIR	1400
105-C	DOLLAR TREE	8400	121-M	KOOL SMILES	2400
105-F	CLIPS & CUTS	1200	121-N	JALAPENO'S MEXICAN GRILL	5200
105-G	105-CR CAMERA ROOM	1000			
			103	H TEA O	UP TO 1 ACRE
107-A	CONEY ISLAND HOT WEINER SHOP	3200			
107-B	DRUMBA FITNESS	2000			
107-C	CINDY'S SCHOOL OF DANCE	6000			



THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSES OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS. PROPERTY CONTROLLED BY THE OWNER, BUILDING SECTORS, SITE CONTOURS, ACCESS AND PARKING AREAS, EXISTING TRAILER LOCATIONS, AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, SUBJECT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.



TABULATIONS	
LAND AREA:	15.5 ACRES
LAND AREA SF:	108,572 SF
PARKING TOTALS	
STANDARD:	1,199
HANDICAP:	29
TOTAL:	1,228



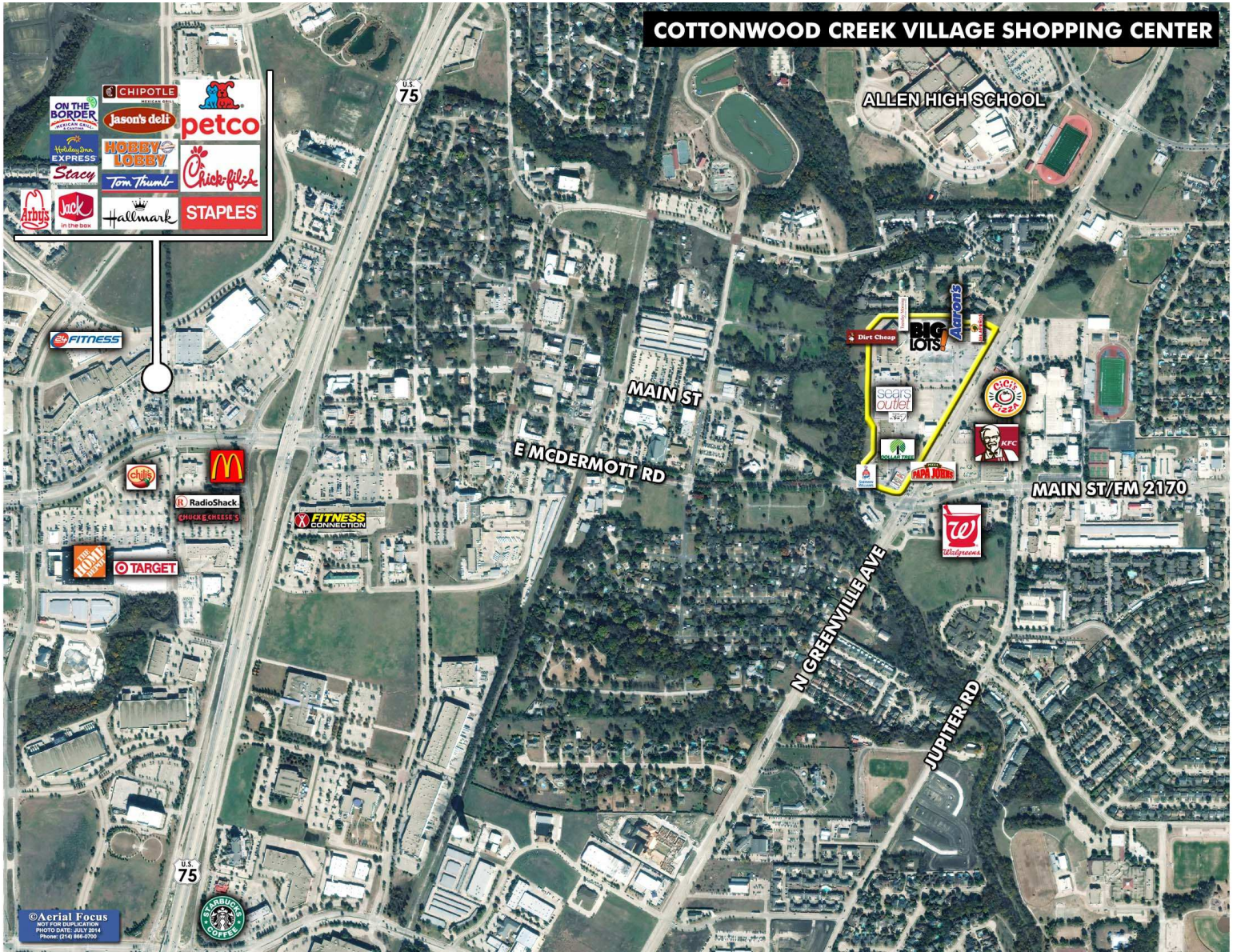
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COTTONWOOD CREEK VILLAGE SHOPPING CENTER

ALLEN HIGH SCHOOL

MAIN ST

E MCDERMOTT RD

MAIN ST/FM 2170

N GREENVILLE AVE

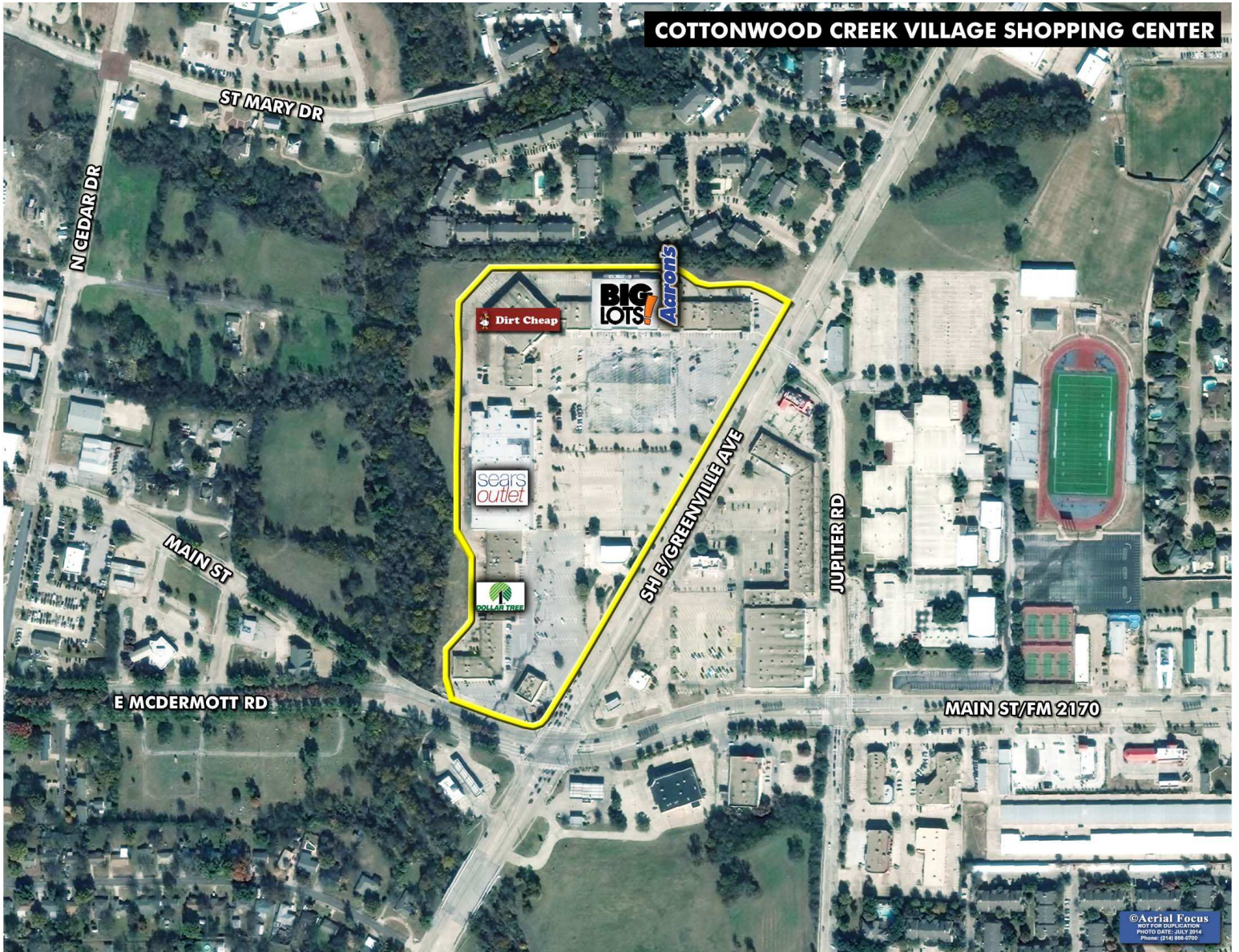
JUPITER RD

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NOT FOR DUPLICATION
PHOTO DATE: JULY 2014
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