

ELDORADO PLAZA | TRADER JOE'S ANCHORED LIFESTYLE CENTER

2811-2975 CRAIG, 2730 & 2750 S. CENTRAL EXPRESSWAY
MCKINNEY, TX 75070

RETAIL PROPERTY FOR LEASE

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TRADER JOE'S ANCHORED GROCERY STORE | 2811-2975 CRAIG, 2730 & 2750 S. CENTRAL EXPRESSWAY, MCKINNEY, TX 75070



PROPERTY DESCRIPTION

Trader Joe's, Starbucks, pOpshelf, Cristina's Fine Mexican Cuisine, Barro's Pizza, and Belk anchor Eldorado Plaza at the NW corner of US-75 and Eldorado Parkway in McKinney, the 5th fastest-growing city in the United States. Centrally located and convenient to a thriving and rapidly growing population, Eldorado Plaza features numerous options for the community to dine and shop for essentials.

PROPERTY HIGHLIGHTS

- Trader Joe's and Starbucks, pOpshelf, among other great tenants attract a diverse consumer base to Eldorado Plaza
- 98,926 VPD at the intersection of Eldorado Pkwy and the 75 Fwy
- Centrally located and well-known among the residents of McKinney and surrounding cities.

OFFERING SUMMARY

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Building Size: | 221,577 SF |
| Vehicles Per Day: | 142,470 via Highway 75 |
| | 30,996 via Eldorado Parkway |
| Major Tenants: | Trader Joe's, Starbucks, Cristina's, pOpshelf, Salt Grass Steakhouse, Rock Fish, Chipotle Mexican Grill, Belk |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$127,403 | \$140,273 | \$156,452 |
| Total Population | 11,129 | 87,823 | 219,571 |
| Total Households | 4,540 | 32,302 | 77,646 |

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LEGEND

Available

Unavailable



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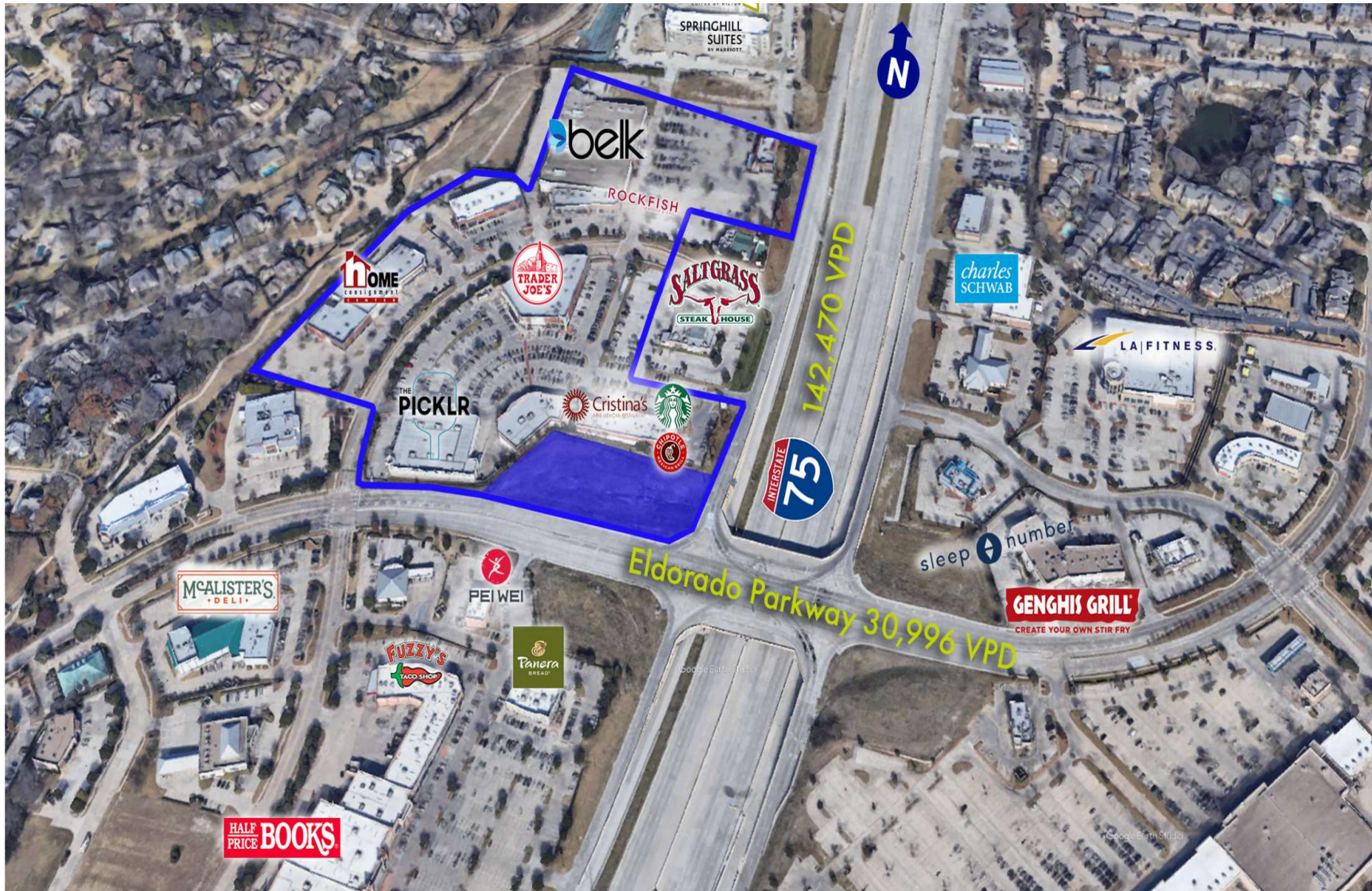
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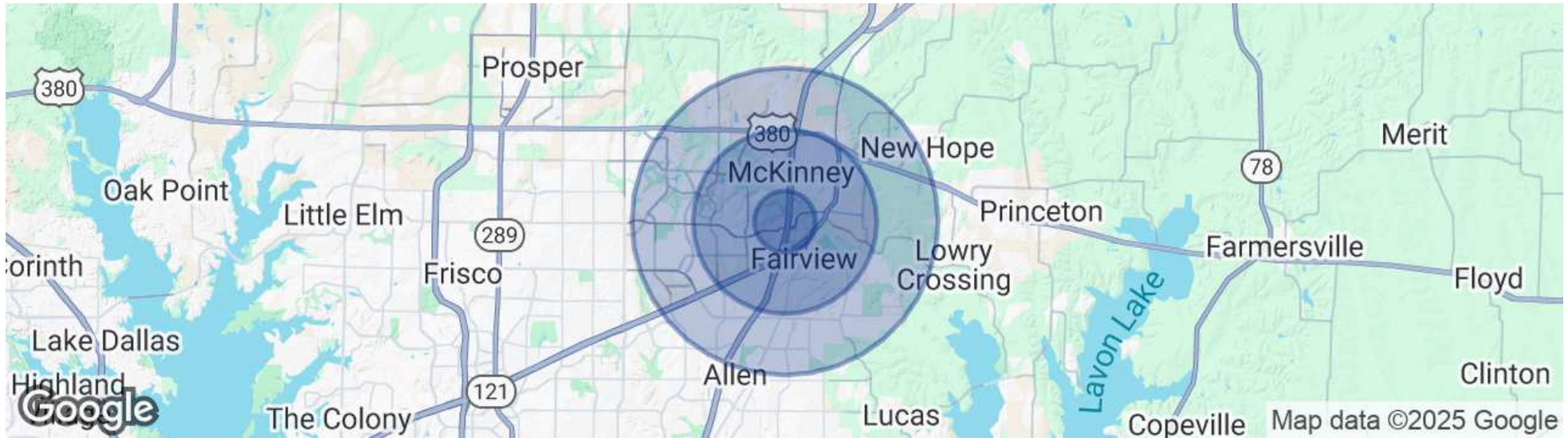
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 11,129 | 87,823 | 219,571 |
| Median age | 40 | 39 | 38 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,540 | 32,302 | 77,646 |
| # of persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH income | \$127,403 | \$140,273 | \$156,452 |
| Average house value | \$536,442 | \$511,135 | \$531,130 |

* Demographic data derived from 2020 ACS - US Census

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