

Retail Space for Lease

2540 North Watters Road, Allen, TX 75013

Move-In-Ready Retail Space at Ridgeview Village

Built-out suite in a professionally managed retail center, ideal for retail, office, service, or experiential uses with minimal improvements and fast occupancy.



SIRIOAKS MANAGEMENT INC

14800 Quorum Dr, Suite 269, Dallas, TX-75254

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(469)-200-6797

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PROPERTY DETAILS

2540 North Watters Road, Allen, TX 75013



SPACE HIGHLIGHTS

- 1,386 sq ft ready-to-use space (1st floor, Suite 160)
- Existing interior build-out with finished flooring, ceiling, lighting, and private rooms
- Total building size: 16,574 SF retail center
- Lease : \$28.00/SF/YR + \$12.50/SF NNN with 5+ year term
- On-site parking: 9 spaces for retail/office use
- Brick exterior with large glass storefront

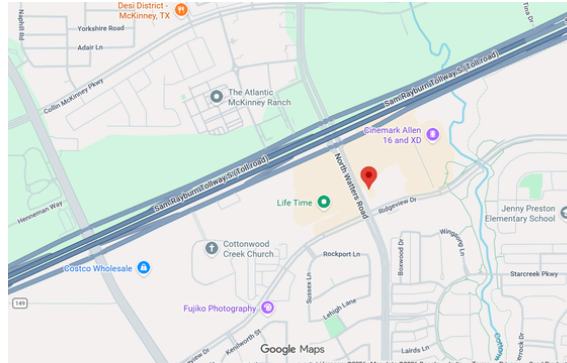
LOCATION HIGHLIGHTS

- Located At North Watters Rd & SH-121 (Sam Rayburn Tollway), Allen, TX
- Immediate SH-121 access to Plano, Frisco, McKinney, and Dallas
- Cinemark and Life Time Fitness–anchored retail center with strong daily foot traffic.
- Near Starbucks, Roma-TX Pizza & Watterscape Residential
- High-growth Allen trade area with dense residential and daytime population

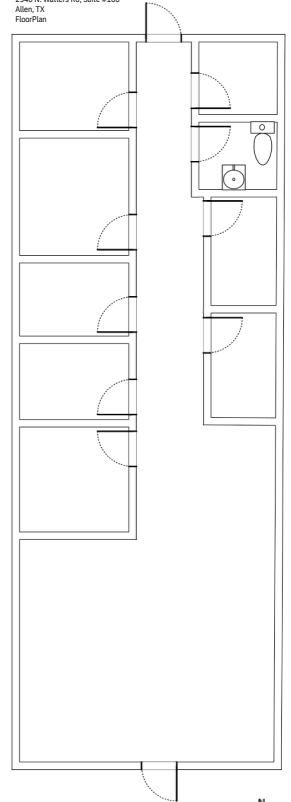


PROPERTY PHOTOS

2540 North Watters Road, Allen, TX 75013

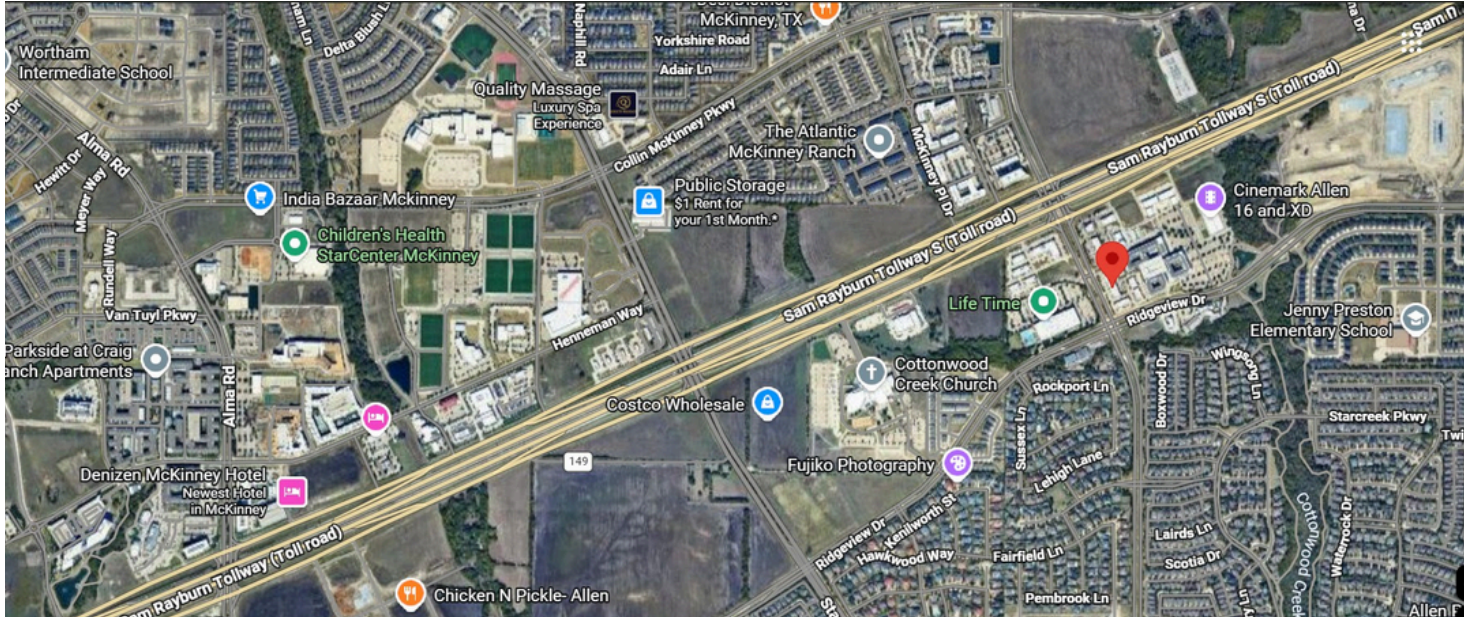


2540 N. Watters Rd, Suite #160
Allen, TX
Floor Plan



LOCATION MAP

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CONTACT INFORMATION

SiriOaks Management specializes in the leasing and management of commercial and residential properties and is dedicated to delivering exceptional service and industry expertise.

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