

COTTONWOOD CREEK SHOPPING CENTER

101-121 N. Greenville Ave, Allen, Texas 75002

Retail For Lease

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.

Along with an ideal location just 12 miles north of Dallas on US 75, Allen’s appealing demographics have spurred along record-breaking growth.

FEATURES

- Anchored by American Freight
- NNN Rate: \$6.07 – \$6.23 Per SF

TRAFFIC COUNTS

- Main Street – 30,170 CPD
- Greenville Avenue – 20,860 CPD

Year: 2024 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,503	104,015	145,687
Households	3,941	36,518	53,530
Avg Household Income	\$114,276	\$168,920	\$148,781

Year: 2023 source: ESRI



CONTACTS:

John West
Executive Vice President
972-971-7404
jwest@sabrerealty.com

Carla Visnick
Vice President
972-931-7409
carla@sabrerealty.com

Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.



SUITE	TENANT	SF
101A	PAPA JOHN'S PIZZA	1,500 SF
101B	EXPRESS PHONE REPAIR	750 SF
101BB	HARRIS CHIROPRACTIC	750 SF
101C	MR. PARCEL	1,000 SF
105-1	SHERWIN WILLIAMS	4,200 SF
105-5	ROD'S BARBER SHOP	1,200 SF
105-6	FYZICAL THERAPY	2,000 SF
105-11	ELKE'S MARKET CAFE	4,300 SF
105-12	AVAILABLE	1,800 SF
105-13	MAX'S DONUT SHOP	1,500 SF
105-A	LIQUOR DEPOT	2,400 SF
105-C	DOLLAR TREE	8,400 SF
105-F	CLIPS & CUTS	1,200 SF
105-G	105-CR CAMERA ROOM	1,000 SF
107-A	DALLAS COOKIES	3,200 SF
107-B	OPUS MUSIC SCHOOL	2,000 SF
107-C	CINDY'S SCHOOL OF DANCE	6,000 SF
111-A	TEXAS COLIATION FOR ANIMAL	3,200 SF
111-D	PERSONALIZING-IT	1,200 SF
111-E	STADIUM DOG GROOMING	1,200 SF
111-CR	CAMERA ROOM	356 SF

SUITE	TENANT	SF
111-G	MINUTE MAN PRESS	1,250 SF
113	GOODWILL	24,955 SF
115	QUEENS BEAUTY SUPPLY	7,793 SF
119	AVAILABLE	8,640 SF
121-A	ARMSTRONG MCCALL BEAUTY SUPPLY	2,400 SF
121-B	ITALIAN VILLA	3,800 SF
121-D	C-3 ALTERATIONS	1,200 SF
121-E	MOMO'S FOOD	1,200 SF
121-H	AFFORDABLE BIG SCREEN TV REPAIR	1,400 SF
121-M	BIO DENTAL	2,400 SF
121-N	TAQUERIA LA 1200	5,200 SF
103	H TEA O	19,732 SF

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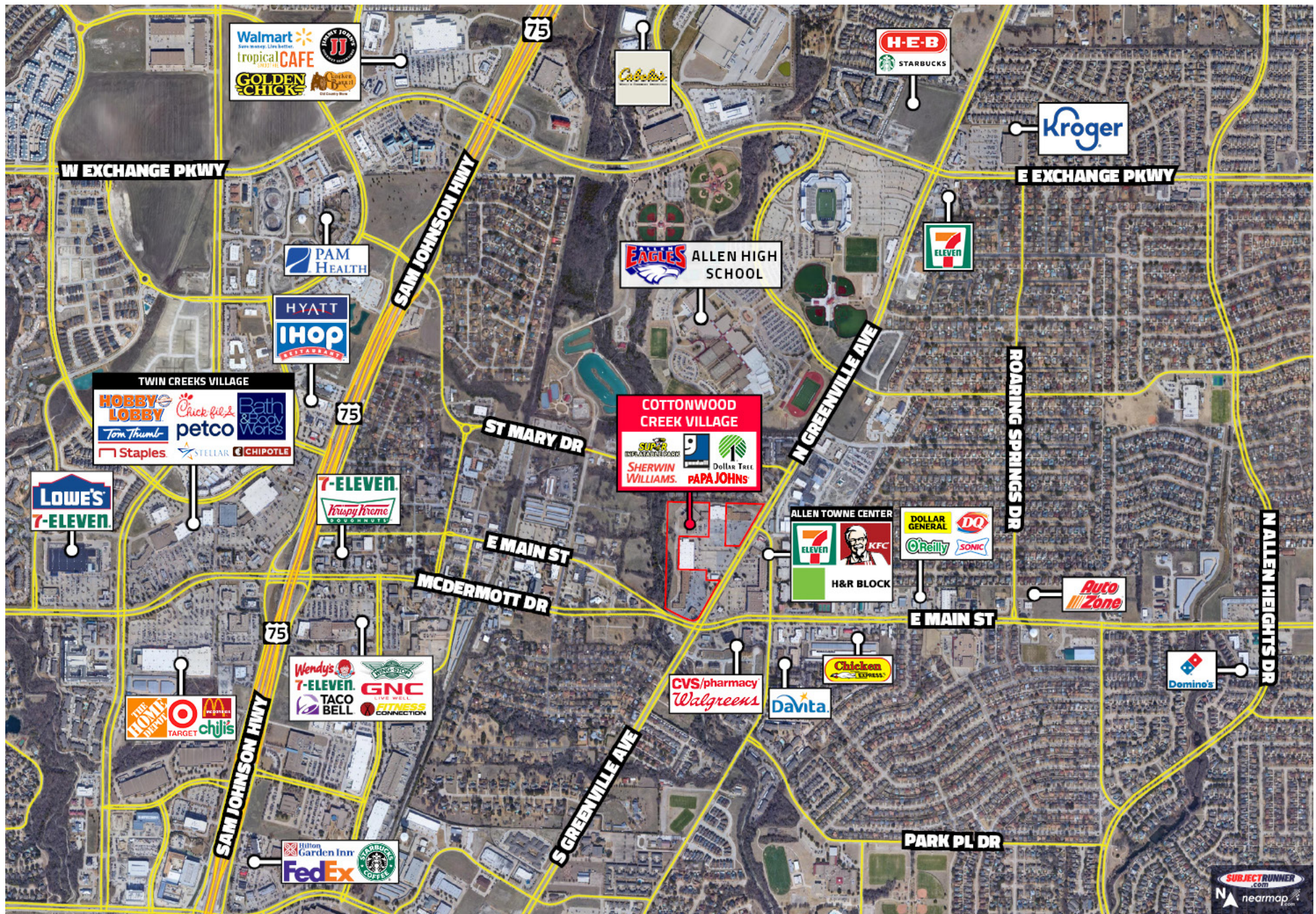
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Sabre
REALTY MANAGEMENT, INC.

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