

PRIME RETAIL SUBLEASE OPPORTUNITY

1,915 SF IN-LINE RETAIL SPACE

2110 ELDORADO PKWY #103 MCKINNEY, TX 75070



TRANSWORLD®
Commercial Real Estate



FOR LEASE

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PROPERTY OVERVIEW

Prime retail opportunity at 2110 Eldorado Pkwy, Suite 103, McKinney, TX 75070. This 1,915 SF in-line space is located within a 14,545 SF shopping center on 1.65 acres, strategically positioned in one of McKinney's most vibrant retail corridors.

The center features a strong tenant mix including AT&T, MINT Dentistry, Nothing Bundt Cakes, GameStop, and Palace Nails & Spa, and is shadow anchored by CVS Pharmacy. This location benefits from exceptional visibility, steady foot traffic, and synergy from well-established neighboring retailers.

Key Highlights:

- 1,915 SF in-line retail space available for sublease
- Located in a 14,545 SF shopping center on 1.65 acres
- Join national and regional tenants such as AT&T, GameStop, and Nothing Bundt Cakes
- Shadow anchored by CVS Pharmacy
- Adjacent to Eldorado Plaza with top retailers including Belk, Trader Joe's, Starbucks, Saltgrass, Rockfish, and more
- Excellent access to Central Expressway (US Hwy 75) and Sam Rayburn Tollway (Hwy 121)

This space offers retailers a rare chance to establish themselves in a high-traffic, high-visibility McKinney location surrounded by strong co-tenancy and regional draws.

LOCATION OVERVIEW

Situated along Eldorado Parkway in McKinney, TX, this property is positioned within one of the city's busiest and most desirable retail corridors. The center enjoys direct access to Central Expressway (US Hwy 75) and Sam Rayburn Tollway (Hwy 121), ensuring excellent regional connectivity.

The surrounding trade area features a dense mix of national and regional retailers, dining establishments, and service providers that drive consistent consumer traffic. Directly adjacent to Eldorado Plaza, tenants benefit from synergy with major anchors such as Belk, Trader Joe's, Starbucks, Saltgrass Steak House, and Rockfish Seafood Grill. The immediate neighborhood combines strong residential growth, high household incomes, and proximity to major employers, making it a premier retail destination in North Texas.

PROPERTY PHOTOS

2110 Eldorado Pkwy #103

2110 Eldorado Parkway | McKinney, TX 75072



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PROPERTY PHOTOS

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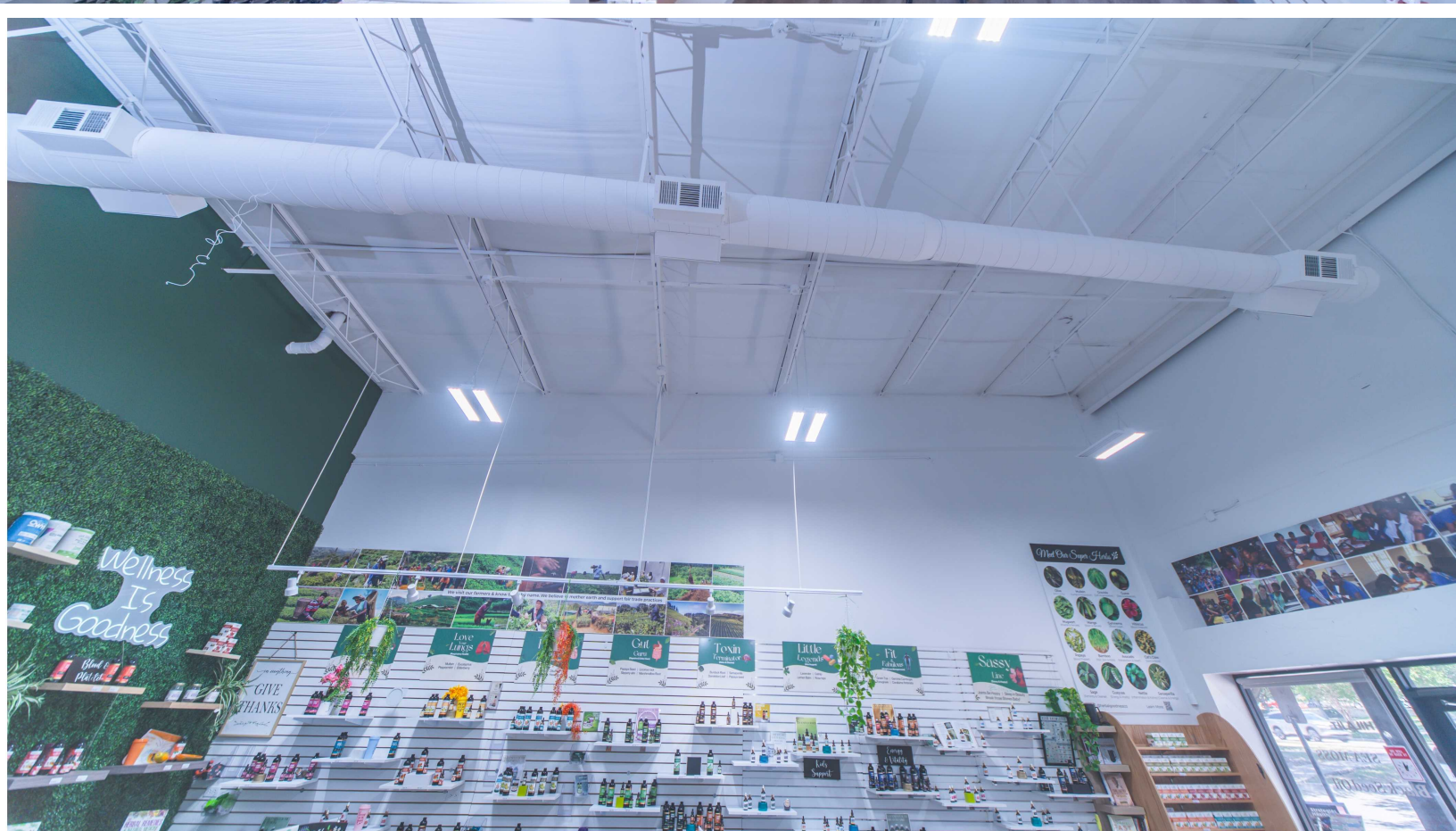
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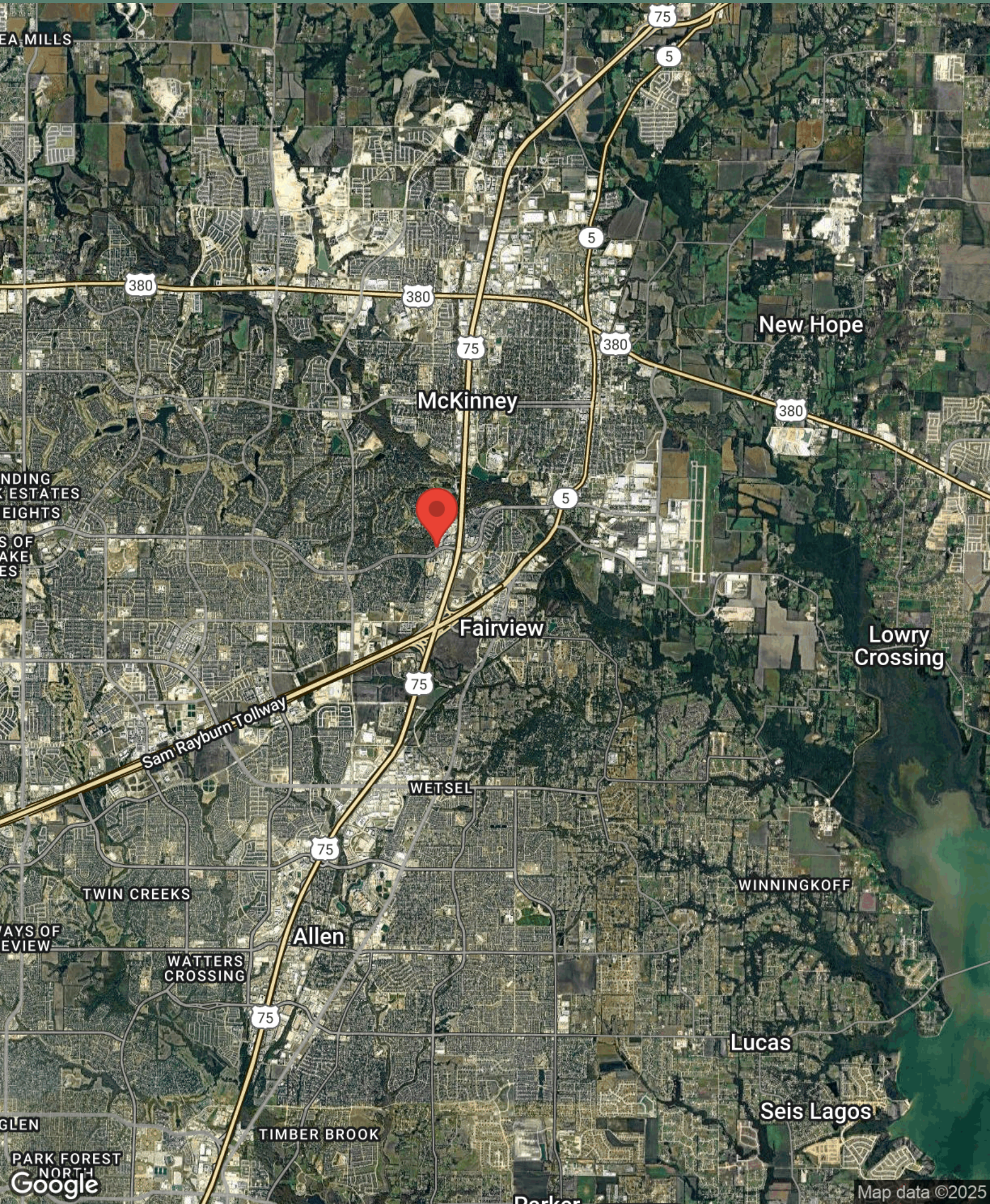


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REGIONAL MAP

2110 Eldorado Pkwy #103
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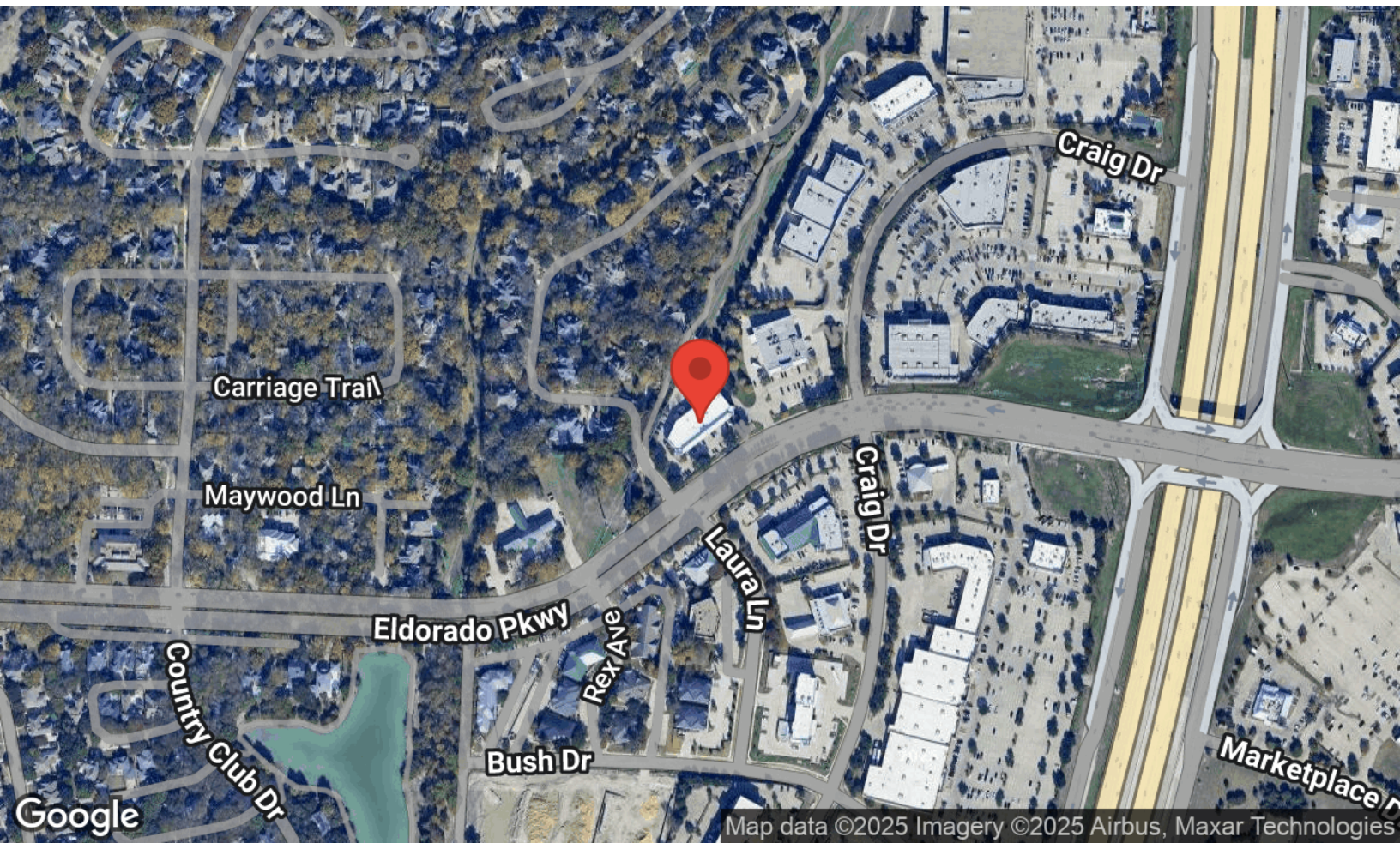
AERIAL MAP

2110 Eldorado Pkwy #103
2110 Eldorado Parkway | McKinney, TX 75072



LOCATION MAPS

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BUSINESS MAP

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Dallas Academy

Dallas Hospital



White Rock Medical Center



McDonald's

Dallas Parks Foundation

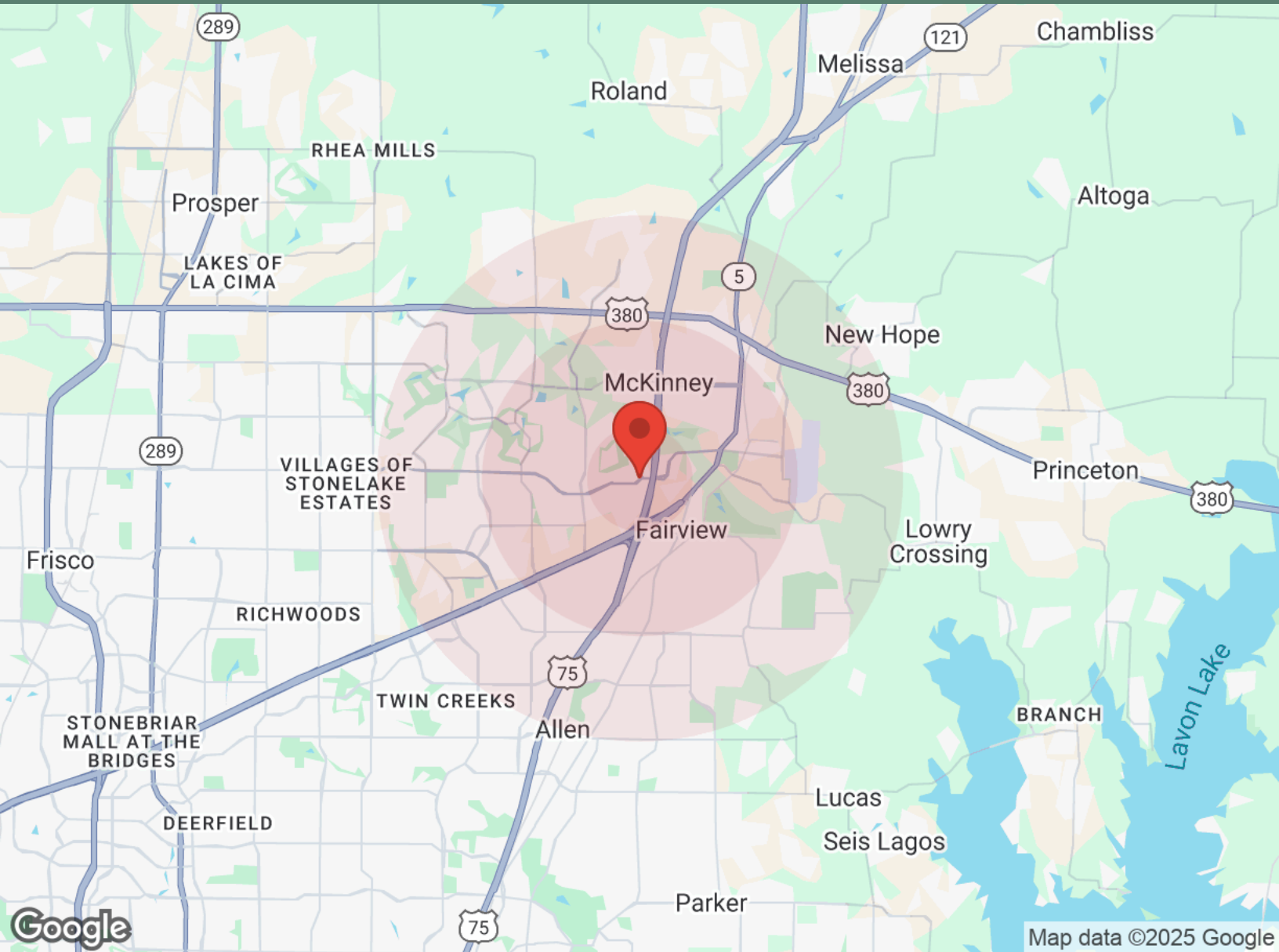


Chipotle Mexican Grill

Gast
Junio
High
Sch

DEMOGRAPHICS

2110 Eldorado Pkwy #103
2110 Eldorado Parkway | McKinney, TX 75072



Population	1 Mile	3 Miles	5 Miles
Male	6,552	39,720	88,974
Female	5,816	40,032	90,785
Total Population	12,368	79,752	179,759
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,391	19,067	43,888
Ages 15-24	1,623	12,382	28,953
Ages 25-54	4,348	30,162	66,845
Ages 55-64	1,944	9,080	19,640
Ages 65+	2,062	9,061	20,433
Race	1 Mile	3 Miles	5 Miles
White	9,912	61,875	137,684
Black	1,118	6,062	15,976
Am In/AK Nat	14	298	438
Hawaiian	N/A	2	11
Hispanic	1,744	17,130	29,602
Multi-Racial	2,110	18,050	30,992

Income	1 Mile	3 Miles	5 Miles
Median	\$111,898	\$75,430	\$86,357
< \$15,000	154	2,036	3,790
\$15,000-\$24,999	325	1,955	3,577
\$25,000-\$34,999	357	1,919	3,990
\$35,000-\$49,999	733	3,235	6,525
\$50,000-\$74,999	888	4,086	9,884
\$75,000-\$99,999	482	3,975	9,027
\$100,000-\$149,999	1,014	5,897	13,865
\$150,000-\$199,999	562	2,759	6,563
> \$200,000	454	2,086	4,208

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,857	29,975	63,488
Occupied	5,248	27,709	59,137
Owner Occupied	2,926	18,903	42,539
Renter Occupied	2,322	8,806	16,598
Vacant	609	2,266	4,351

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