

MCKINNEY MIXED USE CENTER - SPACE FOR LEASE - NWC VIRGINIA PKWY & RIDGE RD

6130 VIRGINIA PKWY, MCKINNEY, TX 75071



PROPERTY OVERVIEW

**6130 VIRGINIA PKWY
MCKINNEY, TX, 75071**

PROPERTY DETAILS

Lease Rate	Call For Pricing
Total	5,260 SF
Available	2,630 - 5,260 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,586	105,352	247,068
Households	4,169	35,045	83,352
Avg. Household Income	\$182,587	\$165,188	\$159,903

MIXED USE SPACE FOR LEASE

Co-Tenants: Dental

Parking Count: 52

Completion Date: May 2024

McKinney Mixed Use Center

DELIVERY CONDITION:

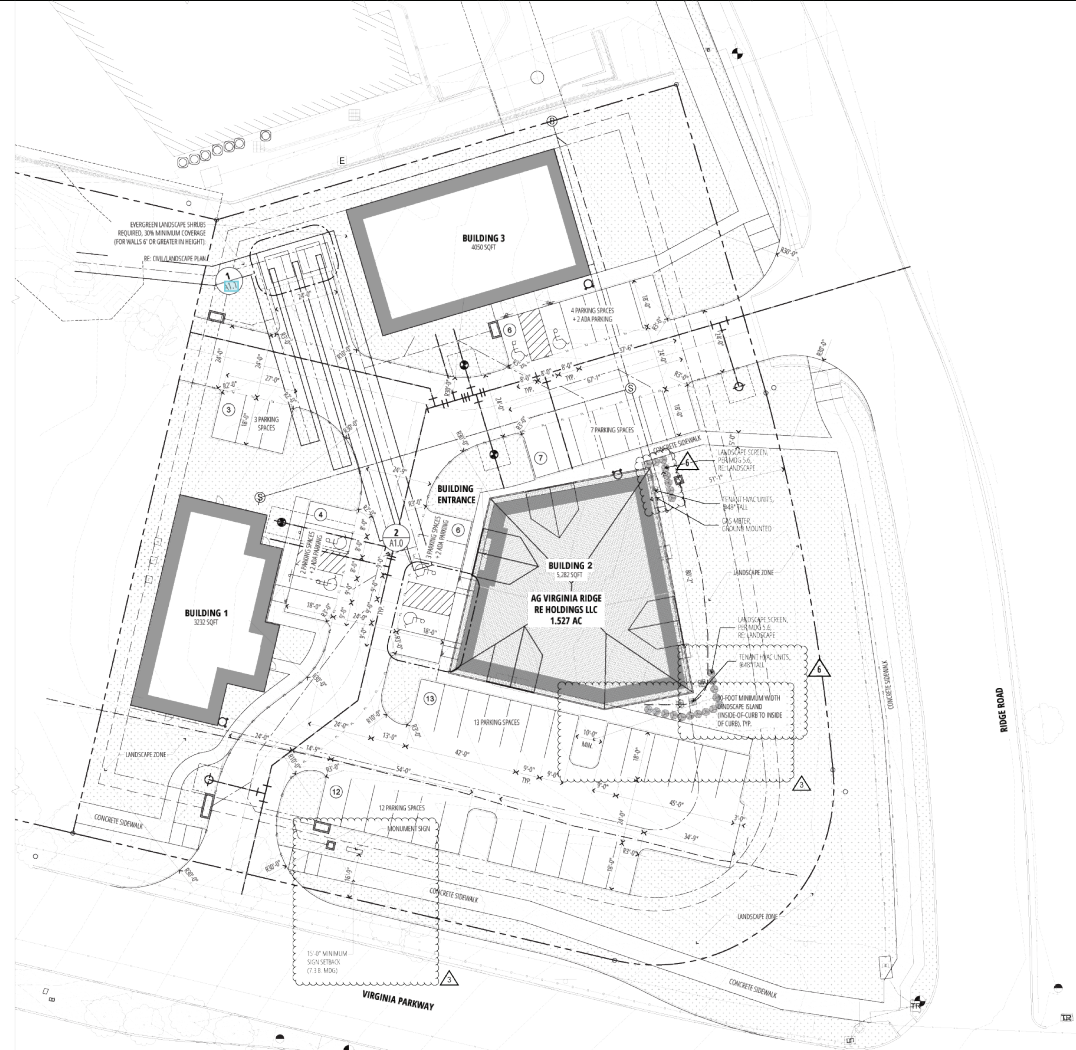
Warm gray shell to include RTU set

Electric panel set

Slab poured

5' leave-out

Utilities stubbed



The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, tints, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



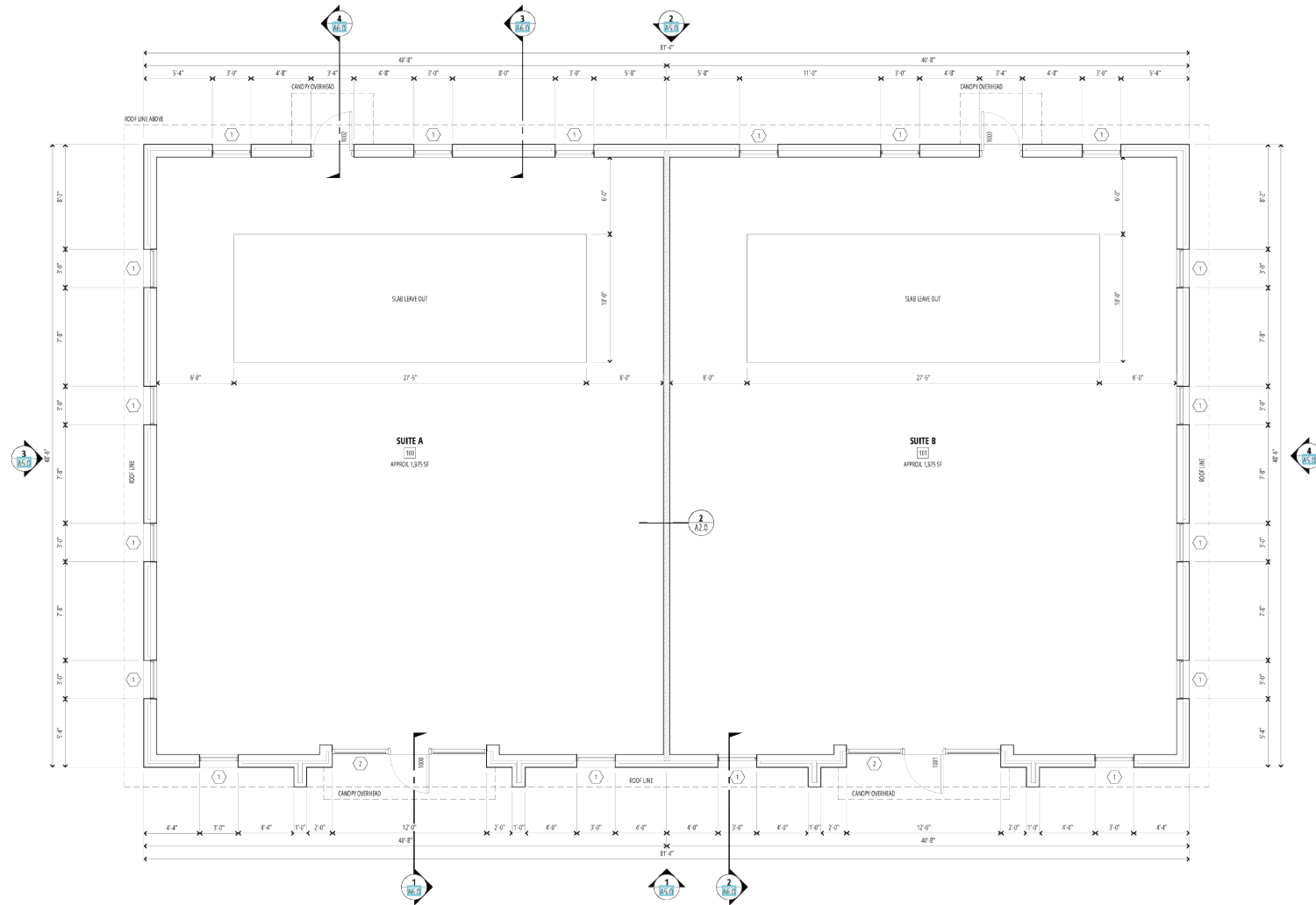
Michael Feighny
michaelfeighny@ashtongray.com
405-361-9778

Jenna Adkins
jennaadkins@ashtongray.com
405-642-5752

ASHTON GRAY REAL ESTATE
12360 Market Drive
Oklahoma City, OK 73114
405-300-4003 / www.ashtongray.com

FLOOR PLAN

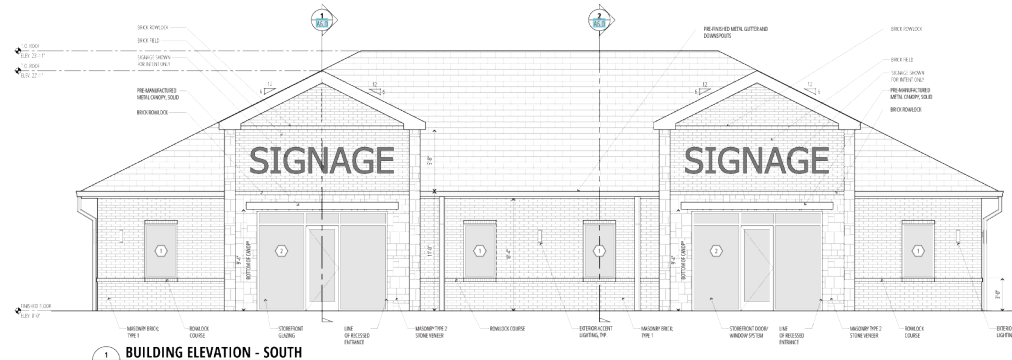
6130 VIRGINIA PKWY
MCKINNEY, TX, 75071



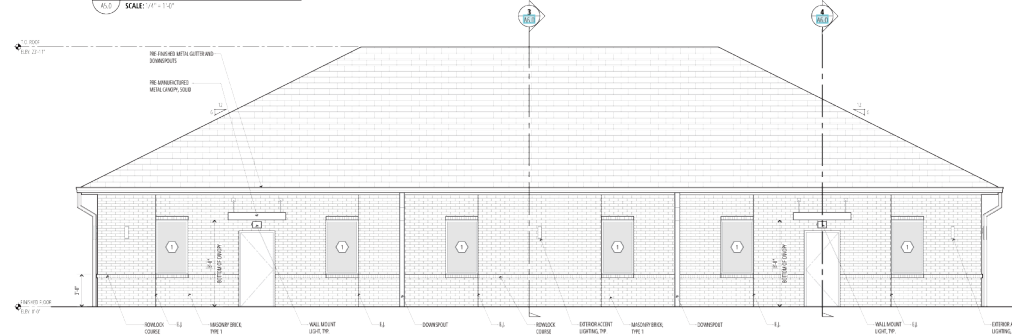
The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

EXTERIOR PLAN

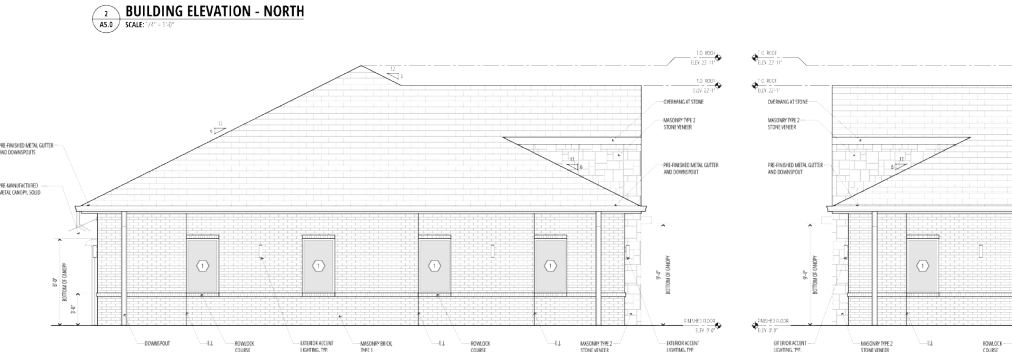
6130 VIRGINIA PKWY
MCKINNEY, TX, 75071



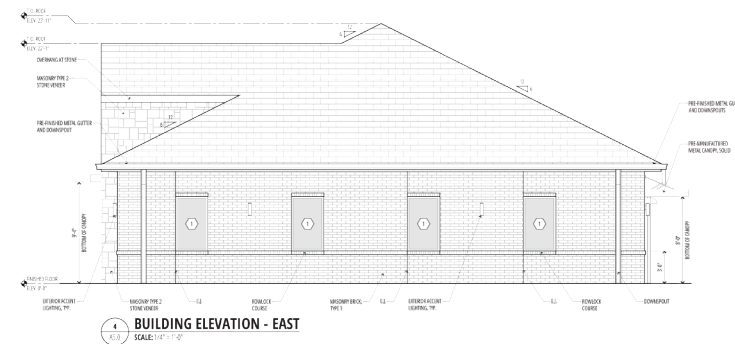
1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR FINISH:
BRICK
STONE VENEER
METAL GUTTERS

EXTERIOR FINISH LEGEND	FINISH	DESCRIPTION	SIZE	COLOR
BRICK	BRICK	CLAY BRICK	4" x 8"	REDFIELD
STONE VENEER	STONE VENEER	CLAY BRICK	4" x 8"	REDFIELD
METAL GUTTERS	METAL GUTTERS	ALUMINUM	6"	SILVER

DEVELOPMENT SIGN STANDARDS

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF OKLAHOMA SIGNAGE ORDINANCE.
2. SIGN SHALL BE ALUMINUM LETTERS ATTACHED TO ENGRAVED OR ENGRAVED SIGNAGE.
3. MAXIMUM HEIGHT 30'.
4. MINIMUM AREA 7.5 SQ. FT. FOR EACH LINEAR FOOT OF OCCUPIED BUILDING FRONTAGE.
5. SIGNAGE SHALL BE LOCATED AND CENTERED IN THE GABLE END OF THE BUILDING OR IN THE CENTER OF THE BUILDING FRONTAGE.

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

MARKET OVERVIEW

**6130 VIRGINIA PKWY
MCKINNEY, TX, 75071**

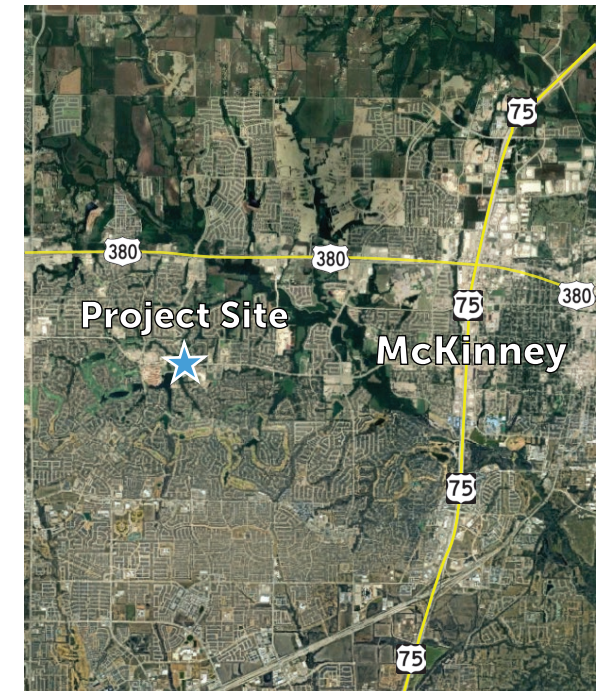


AREA HIGHLIGHTS

- Surrounded by medical office parks
- NWC of Virginia Pkwy & Ridge Rd
- Average household income in 3 mi. radius is over \$150,000

TRAFFIC COUNTS

Virginia Pkwy - 27,348 VPD
Ridge Rd - 10,419 VPD



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



Michael Feighny
Director, Retail Leasing - Texas

O: +1 (405) 300-4003
P: +1 (405) 361-9778
E: michaelfeighny@ashtongray.com



Jack Geurkink
Director, Healthcare Leasing

O: +1 (405) 300-4003
P: +1 (405) 249-0890
E: jackgeurkink@ashtongray.com

