

OFFICE/RETAIL FOR SALE OR LEASE

HISTORIC DOWNTOWN MCKINNEY

204 S KENTUCKY - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	+/-1,600 SF
AVAILABLE SF	+/-1,600 SF
MIN. DIVISIBLE	+/-1,600 SF
LEASE RATE/ SALE PRICE	CALL FOR PRICING
LEASE TERM	3-5 YEARS
TI ALLOWANCE	NEGOTIABLE

FEATURES

ZONING	MCKINNEY TOWN CENTER: DOWNTOWN CORE
ALLOWED USES	OFFICE/RETAIL
PARKING	ON SITE/PRIVATE
TENANT SIGNAGE	AVAILABLE



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.333.3900
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NEARBY BUSINESSES

Union Bear
BREWING COMPANY

FOXIS
RESTAURANT & BUBBL

Sugarbacon
PROPER KITCHEN

Paloma Green
HOME AND MARKET

LOCAL YOCAL
BBQ AND GRILL

URBAN
CITY OF MCKINNEY

LONDON
WINERY

Yard
EST. 2016 & FLYING

harvest
— AT THE MASONIC —

LOYO
BURGER

SPOONS
cafe

Hugs
CAFÉ INC

MCKINNEY OFFICE SPACE FOR LEASE

Located just one block from the Historic Downtown McKinney Square, this property offers a rare opportunity to own or lease space in one of McKinney's most sought-after commercial areas. The building features a functional layout suitable for professional office or boutique retail use, along with private parking and a fenced outdoor patio area that provides a unique amenity for customers and employees. Surrounded by established restaurants, retail, and professional services, the property benefits from strong visibility, walkability, and convenient access to the Downtown McKinney Square, making it an ideal location for a variety of office or retail users.

DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	15,635	54,956	137,875
Median Household Income	\$59,363	\$70,745	\$93,996

TRAFFIC COUNTS

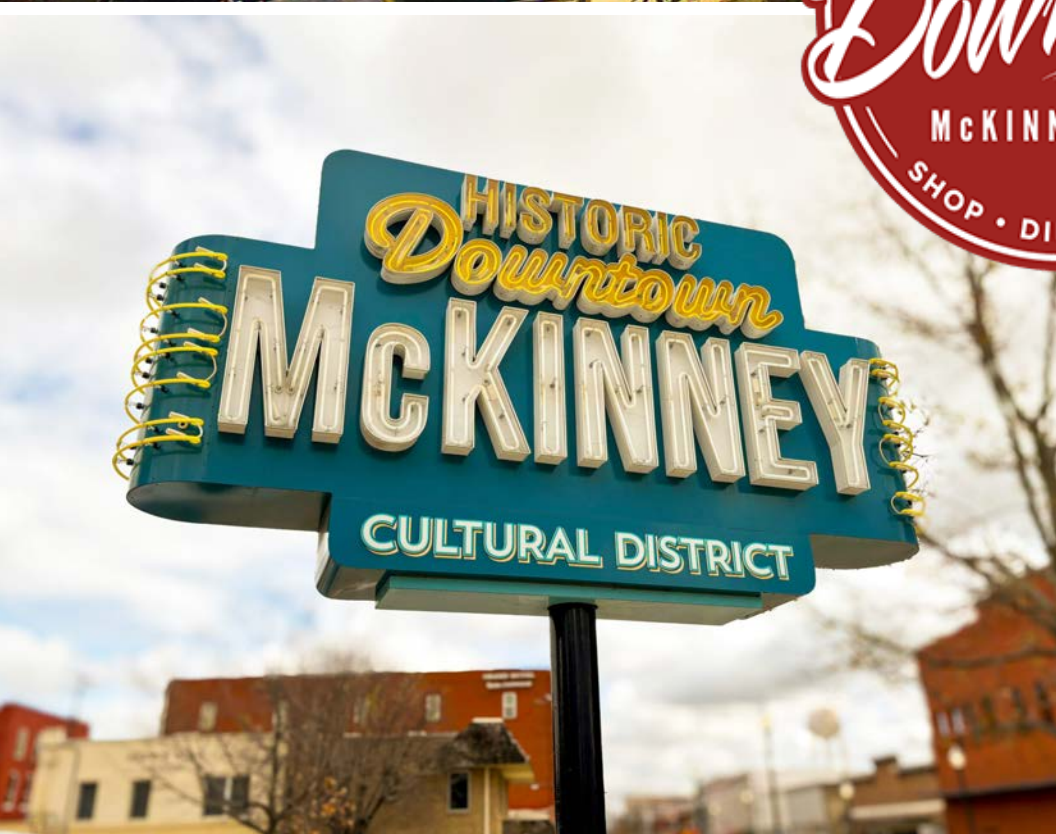
HWY 5 @ DAVIS ST	20,926 VPD
VIRGINIA @ TENNESSEE	10,470 VPD

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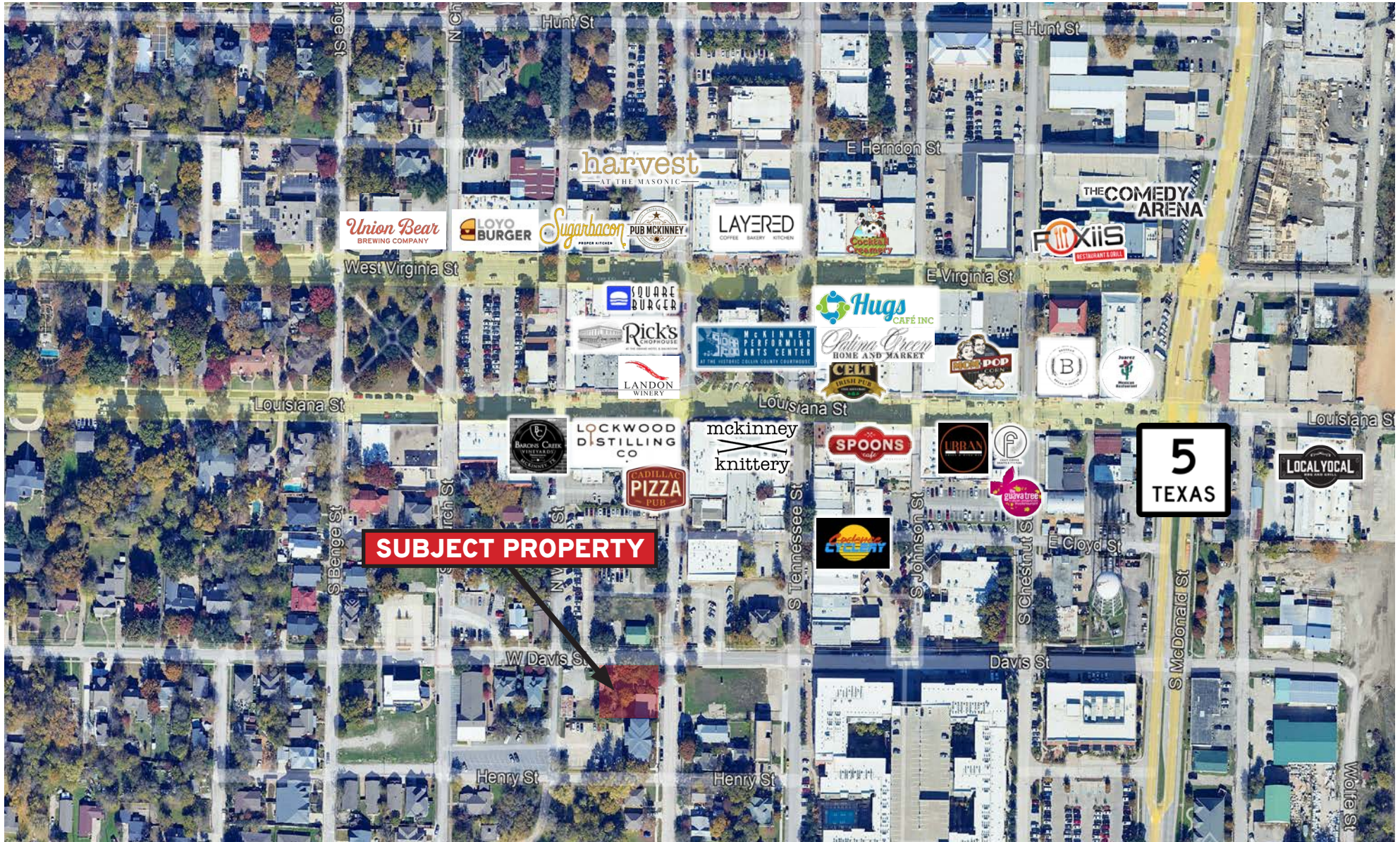
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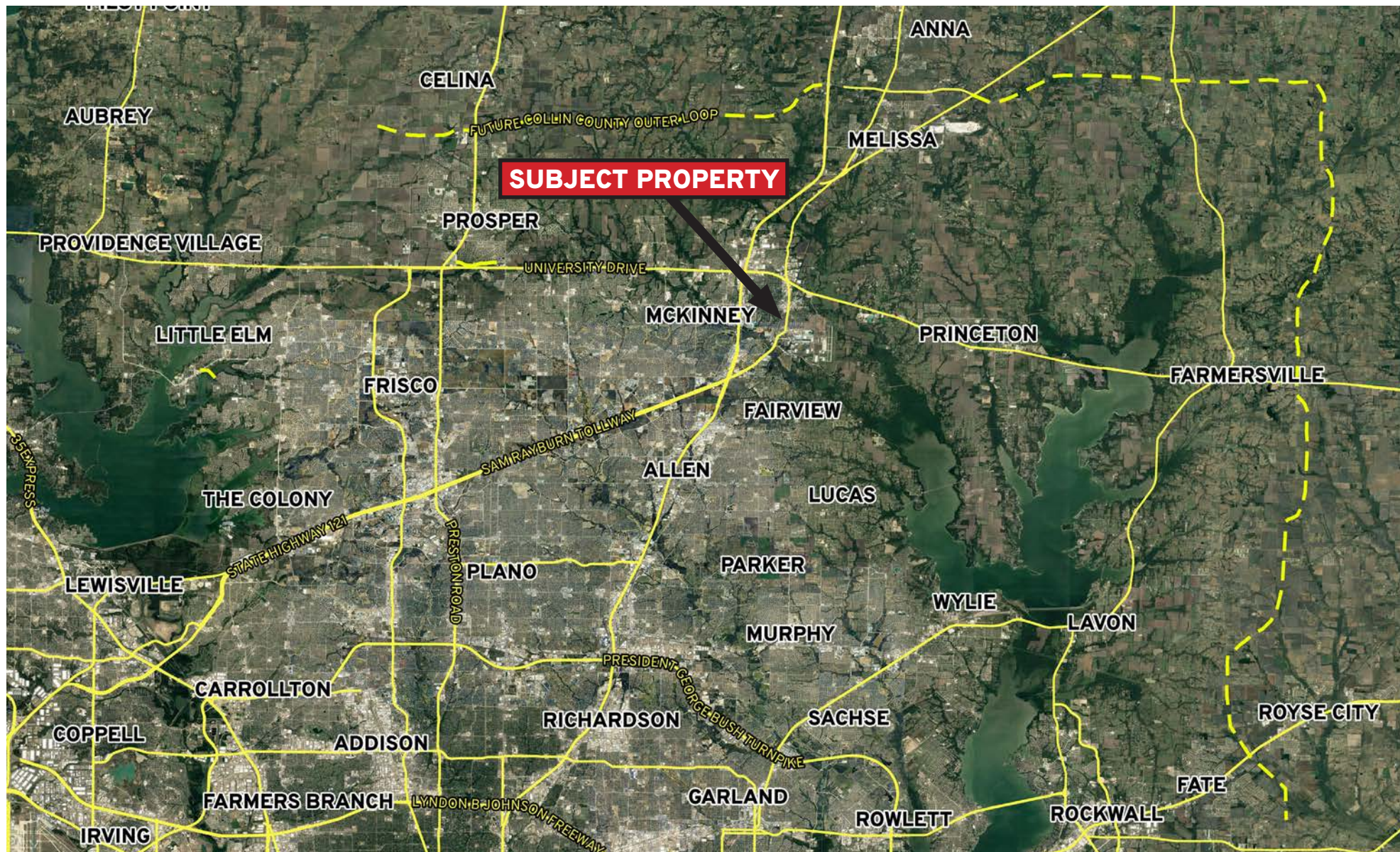
HISTORIC DOWNTOWN SQUARE



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METROPLEX LOCATION



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