

HISTORIC BUILDING IN DOWNTOWN MCKINNEY

RETAIL/OFFICE SPACE FOR LEASE

106 S CHURCH ST - MCKINNEY, TX 75069

CAREY COX
A REAL ESTATE COMPANY

PROPERTY INFO

TOTAL SF AVAILABLE	858 SF
MIN DIVISIBLE	858 SF
LEASE TERM	1 - 3 YEARS
RENTAL RATE	\$1,800 / MO
UTILITIES	TENANT PAID

FEATURES

ZONING	MCKINNEY TOWN CENTER
BUILDING TENANCY	MULTIPLE
YEAR BUILT	1924
RESTROOMS	1 PRIVATE
KITCHEN	AVAILABLE
PARKING	ONSITE PRIVATE & PUBLIC WITHIN WALKING DISTANCE



AVAILABLE SUITES

SUITE 3

858 SF

careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Bill Cox / 972.562.8003
bcoc@careycoxcompany.com

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MCKINNEY OFFICE / RETAIL FOR LEASE

Located in the heart of Historic Downtown McKinney, 106 S Church Street offers a unique leasing opportunity in a charming historic commercial building surrounded by boutique shops, restaurants, and professional offices. This space combines timeless character with a functional layout, making it ideal for office, creative, or boutique retail users seeking a walkable, high-visibility downtown location. With close proximity to the McKinney Square, abundant nearby public parking, and convenient access to Highway 5, US-75, and Highway 380, this property provides an inviting environment for businesses looking to establish a presence in one of North Texas' most vibrant and desirable downtown districts.

NEARBY TENANTS

Union Bear
BREWING COMPANY

Rick's
CHOPHOUSE
AT THE GRAND HOTEL & BARBOON

Sugarbacon
PROPER KITCHEN

Palma Green
HOME AND MARKET

LOCAL YOCAL
BREAD AND GRILL

LONDON
WINERY

Yard
EST. 2014

harvest
—AT THE MASONIC—

URBAN
RESTAURANT

LOYO
BURGER

SPOONS
cafe

Hugs
CAFÉ INC

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Daytime Population	16,509	60,156	148,550
Median Household Income	\$73,891	\$85,655	\$112,098

TRAFFIC COUNTS

HWY 5 @ LOUISIANA ST	22,358 VPD
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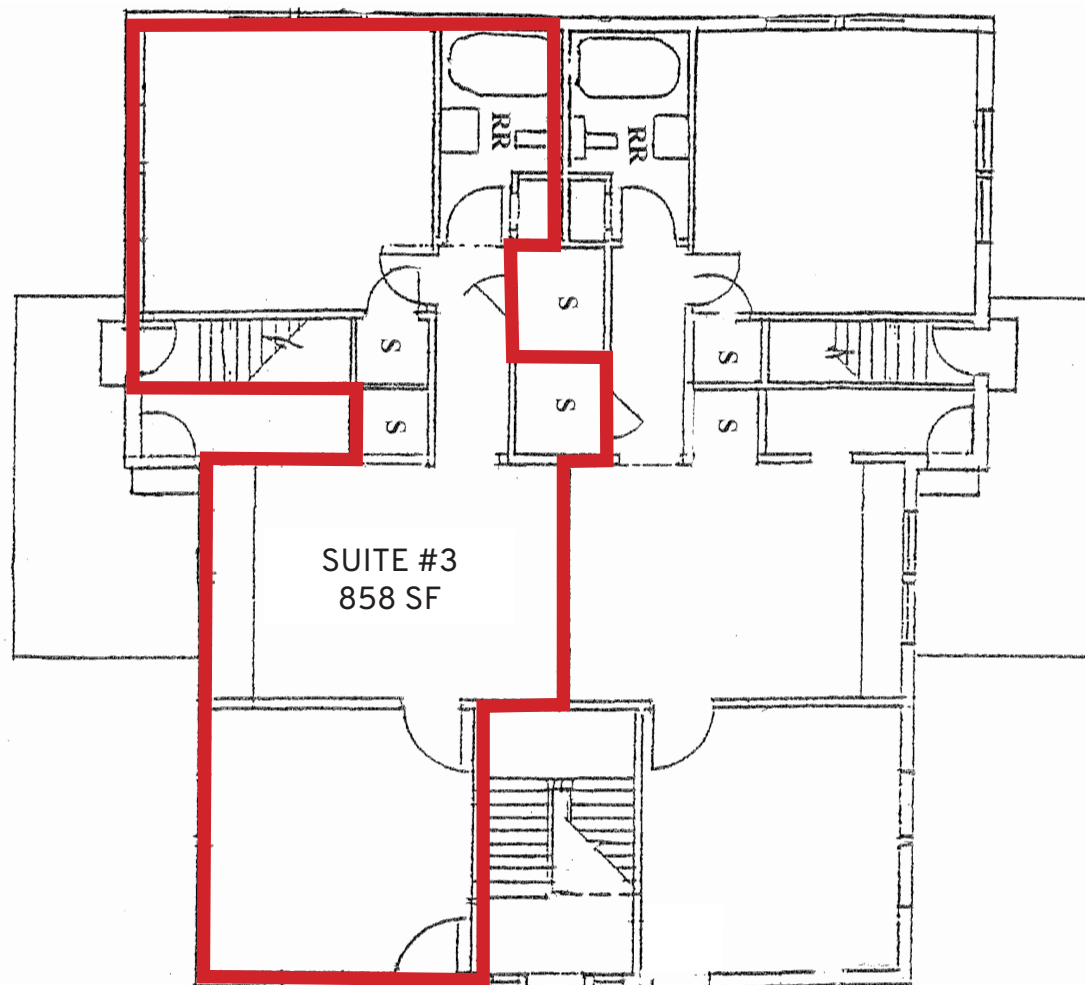
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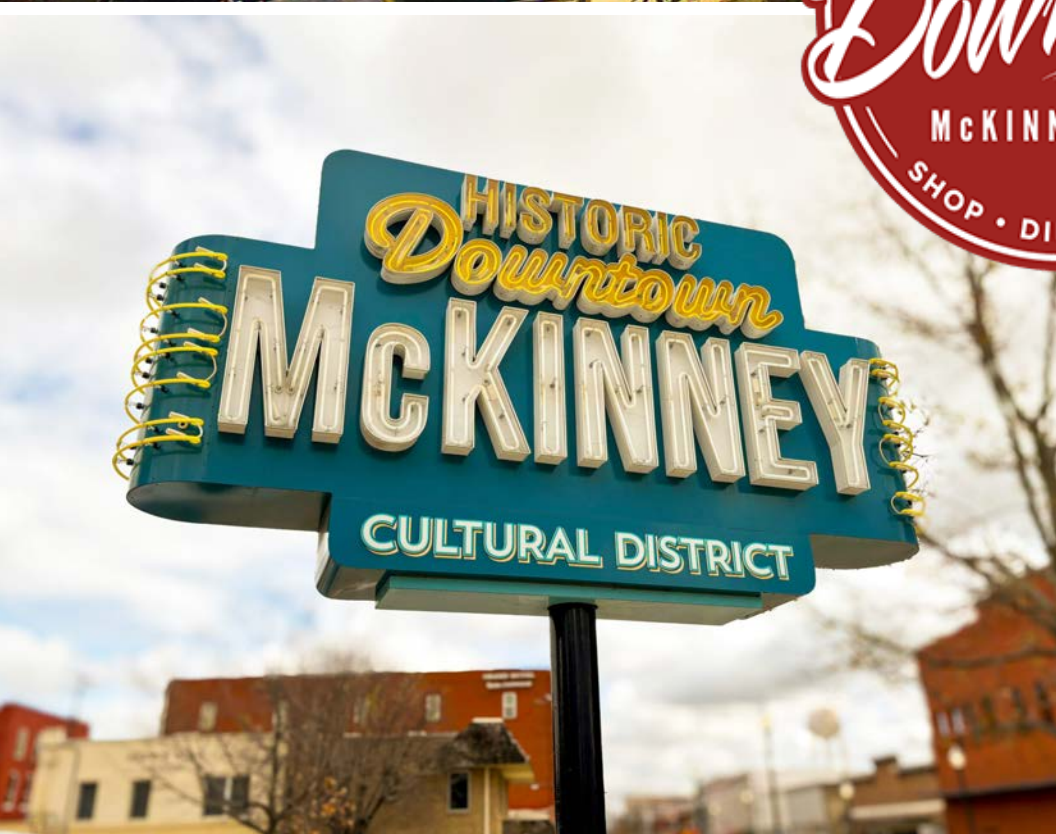
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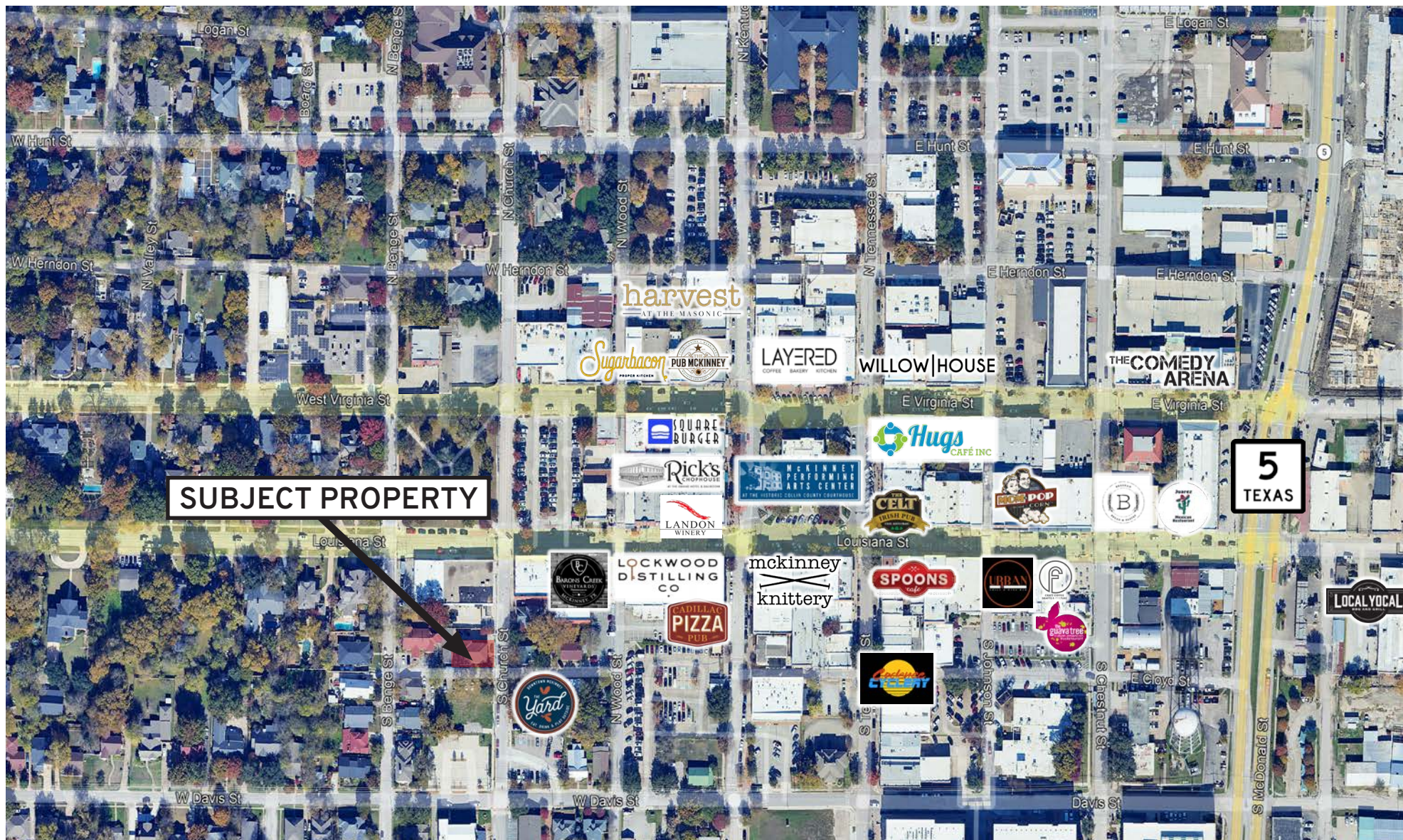
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FLOOR PLAN





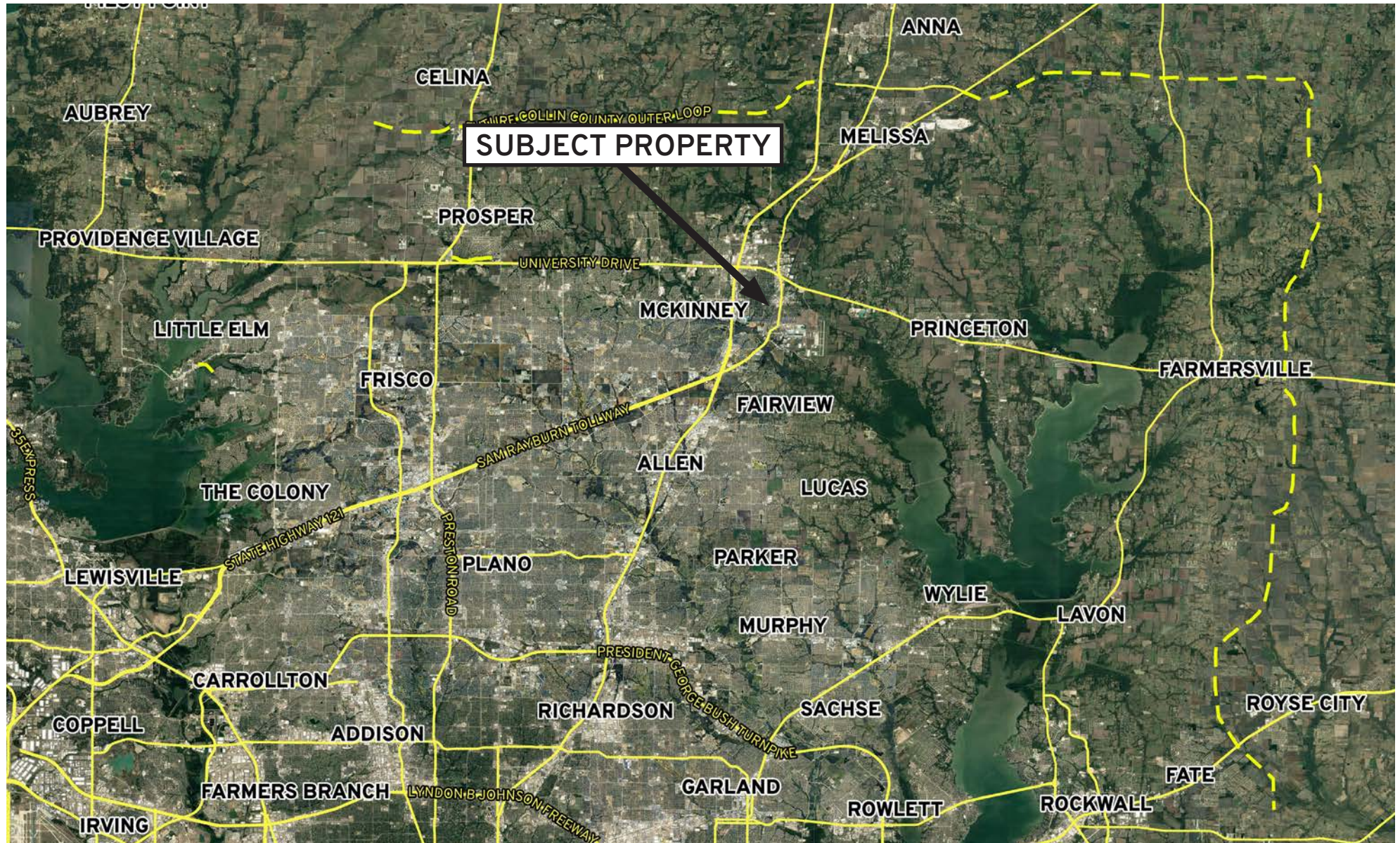
NEARBY AERIAL



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METROPLEX LOCATION



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