

SHOPS AT LAKE FOREST

Retail / Office Spaces For Lease

Filling up Fast, Very Few Suites Available

NOW LEASING



5121 Collin McKinney Parkway, McKinney, Texas 75070

Property Overview

- + 15,000 SF structural steel building



- + 75 parking spots
- + Generous stone and stucco treatment
- + New construction
- + Ste 1200 - End cap unit **FOR LEASE** –1,160 SF
 - Ideal for Dentist
 - Beauty Salon
- + Spaces filling up Fast
 - Suite 100, East end cap with drive-thru is leased to “Crepes & Coffee”
 - Suite 200 leased to Carnival Ice (shaved ice)
 - Suite 300, leased to Smoke and Vape Shop
 - Suite 700, leased to Nu Me Salon
 - Suite 800, leased to “Kuma Ramen”, a Japanese Restaurant
 - Suite 1100, leased to Mira’s Pizza

✚ Limited spaces available



✚ In-line units for lease – each 1,250 SF, Ideal for:

- Fitness center / Gaming center
- Dance, music school / Learning center
- Medical / Dentist / Chiropractor office
- Real estate/insurance office

✚ Rapidly growing residential neighborhood

✚ Rental Rate – From \$24/SF/Year + NNN

Location Highlights

- ✚ Frontage to Collin McKinney Pkwy
- ✚ SEQ of Collin McKinney and Lake Forest Dr
- ✚ Signalized intersection
- ✚ Minutes for Sam Rayburn Toll Way
- ✚ 3000 homes within half a mile
 - Village Park
 - Avalon
 - Villas at Stacy
 - Avana McKinney Ranch Apartments
 - Century Lake Forest Apartments
 - Lake Forest, a brand-new Grand Homes' community
- ✚ In close proximity to Craig Ranch, one of nation's finest master planned communities
- ✚ Google Maps link: <https://to.ly/1z8ZZ>

Contact:

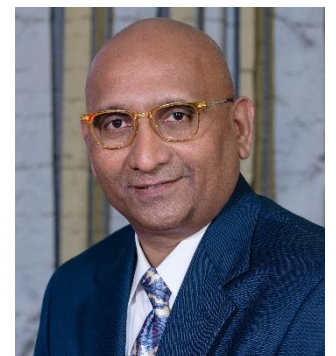
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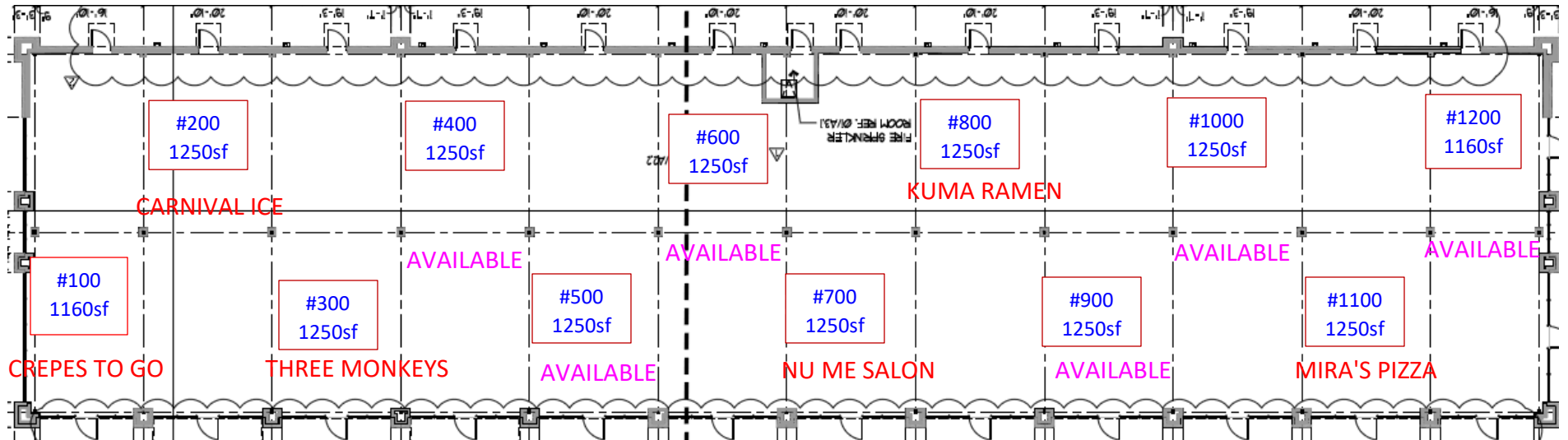
Excellent Location! Minutes from Sam Rayburn Tollway, off Lake Forest



SHOPS AT LAKE FOREST - FLOOR PLAN

Suites 100 and 1200 - 1,160 SF

Suites 300 through 1100, each 1,250 SF; 20'10" x 60'



Availability: Suites 400, 500, 600, 900, 1000 - each 1,250 SF
Suite 1200, 1,160 SF