



SIZE

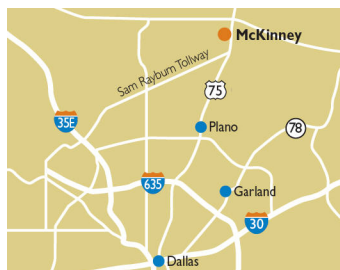
96,830 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
17,892	128,878	274,654
Households		
5,854	45,003	94,347
Median HH Income (\$)		
127,000	118,329	117,967

MAJOR TENANT(S)

Market Street United
The Joint
Mathnasium



LOCATION

6011 West El Dorado Parkway | McKinney, TX 75070

PROPERTY HIGHLIGHTS

- Anchored by very strong Market Street
- Located in McKinney, a suburb 33 miles north of Dallas, with a population exceeding 126,200 in a three-mile radius with an average household income greater than \$155,800
- Additional national and regional tenants include SWIG, Sport Clips, Amazing Lash, The Joint, Mathnasium and Massage Heights
- The center is situated on the intersection of West Eldorado Parkway, which benefits from over 20,100 VPD and Ridge Road 11,000 VPD

LEASING CONTACT

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MORE INFO

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PHILLIPS EDISON & COMPANY®

MCKINNEY MARKET STREET

601 I West El Dorado Parkway | McKinney, TX 75070

SPACE	TENANT	SQ. FT.
FUEL	Market Street United Fuel	
0101	Credit Union of Texas	4,150 SF
0102	Amazing Lash Studio	1,641 SF
0103	Sport Clips	1,200 SF
0104	Mathnasium	1,450 SF
0120	Delaney's Irish Pub & Grill	7,136 SF
0140	Total Men's Primary Care	1,500 SF
0150	Perry Dentistry	2,565 SF
0160	Massage Heights	2,972 SF
0170	Serenity Day Spa	2,355 SF
0180	Brother's Pizza	2,052 SF
0190	AVAILABLE	1,232 SF
0200	The Joint	1,450 SF
0210	Imperial Cleaners	2,127 SF
6100	Market Street United	65,000 SF
TOTAL SQ. FT.		96,830

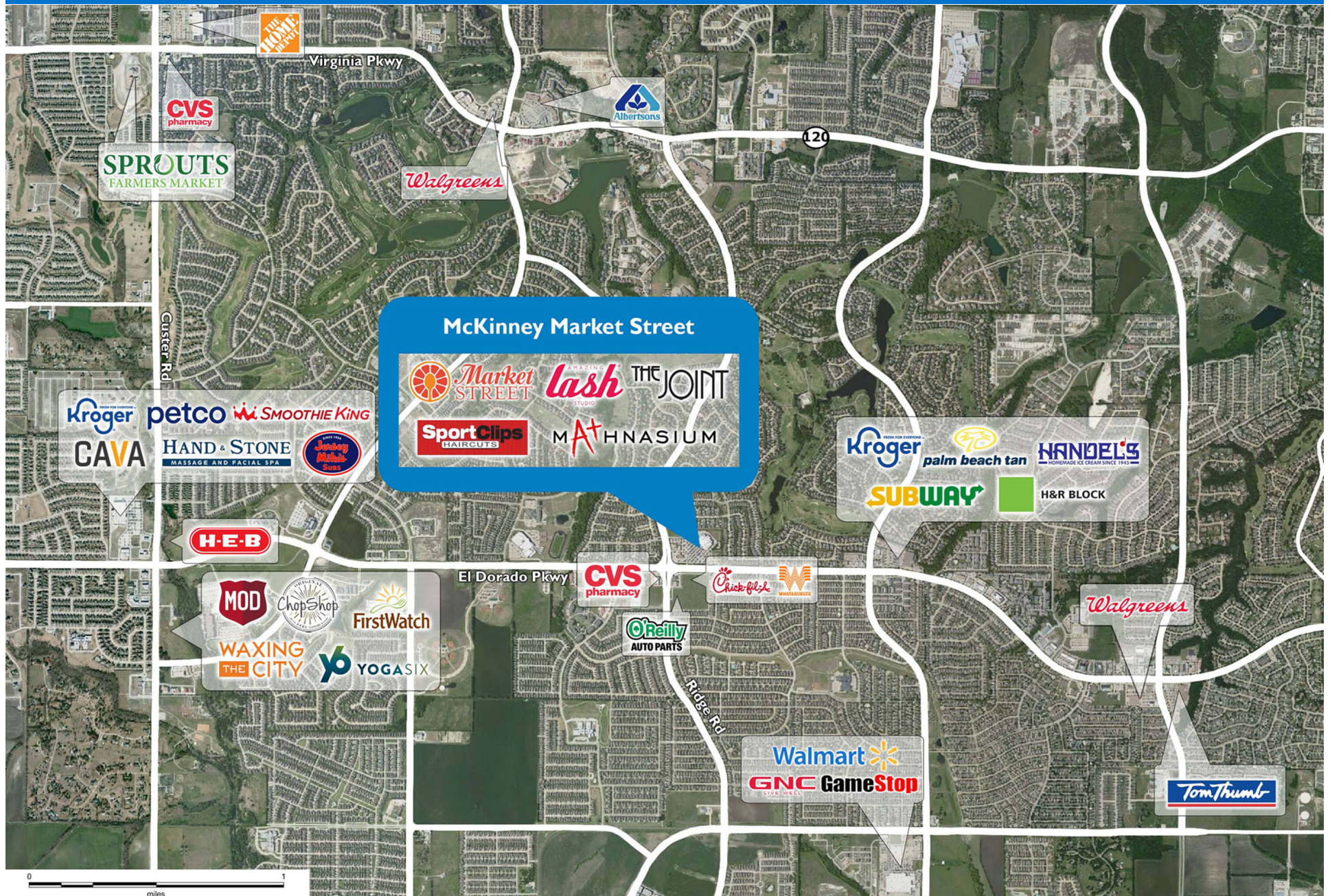
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



MCKINNEY MARKET STREET

601 I West El Dorado Parkway | McKinney, TX 75070



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



McKinney Market Street McKinney, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	17,892	128,878	274,654
	2027 Projected Population	18,045	146,013	315,156
	2010 Census Population	15,199	82,156	163,921
	2000 Census Population	4,627	26,146	57,355
	1990 Census Population	372	3,398	18,930
	Historical Annual Growth 1990 to 2000	28.66%	22.64%	11.72%
	Historical Annual Growth 2000 to 2010	12.63%	12.13%	11.07%
	Estimated Annual Growth 2010 to 2022	1.29%	3.59%	4.13%
	Projected Annual Growth 2022 to 2027	0.17%	2.53%	2.79%
	Median Age	34.9	35.1	34.6
Households	Q2 2022 Estimated Households	5,854	45,003	94,347
	2027 Projected Households	5,927	51,332	108,399
	2010 Census Households	4,940	27,890	55,800
	2000 Census Households	1,460	8,596	19,825
	1990 Census Households	118	1,137	6,993
	Historical Annual Growth 1990 to 2000	28.58%	22.42%	10.98%
	Historical Annual Growth 2000 to 2010	12.96%	12.49%	10.90%
	Estimated Annual Growth 2010 to 2022	1.34%	3.82%	4.21%
	Projected Annual Growth 2022 to 2027	0.25%	2.67%	2.82%
	Population per Household	3.06	2.86	2.91
Population by Race	White	67.1%	65.2%	58.4%
	Black or African American	8.5%	10.1%	10.2%
	Asian & Pacific Islander	8.5%	10.4%	14.3%
	Other Races	2.7%	3.6%	3.6%
	Hispanic Population	13.2%	10.7%	13.5%
Income	Average Household Income	\$141,386	\$144,887	\$145,823
	Median Household Income	\$127,000	\$118,329	\$117,967
	Per Capita Income	\$46,263	\$50,636	\$50,158
Education (Age 25+)	Elementary	0.4%	0.9%	2.8%
	Some High School	1.0%	1.1%	2.0%
	High School Graduate	8.8%	11.2%	12.8%
	Some College	20.1%	18.4%	18.2%
	Associates Degree Only	9.1%	8.9%	7.9%
	Bachelors Degree Only	42.4%	39.7%	35.7%
	Graduate Degree	18.2%	19.8%	20.6%
Business	Number of Businesses	174	1,707	4,675
	Total Number of Employees	2,389	21,533	64,391
	Employees per Business	13.71	12.61	13.77
	Residential Population per Business	102.68	75.48	58.75

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.