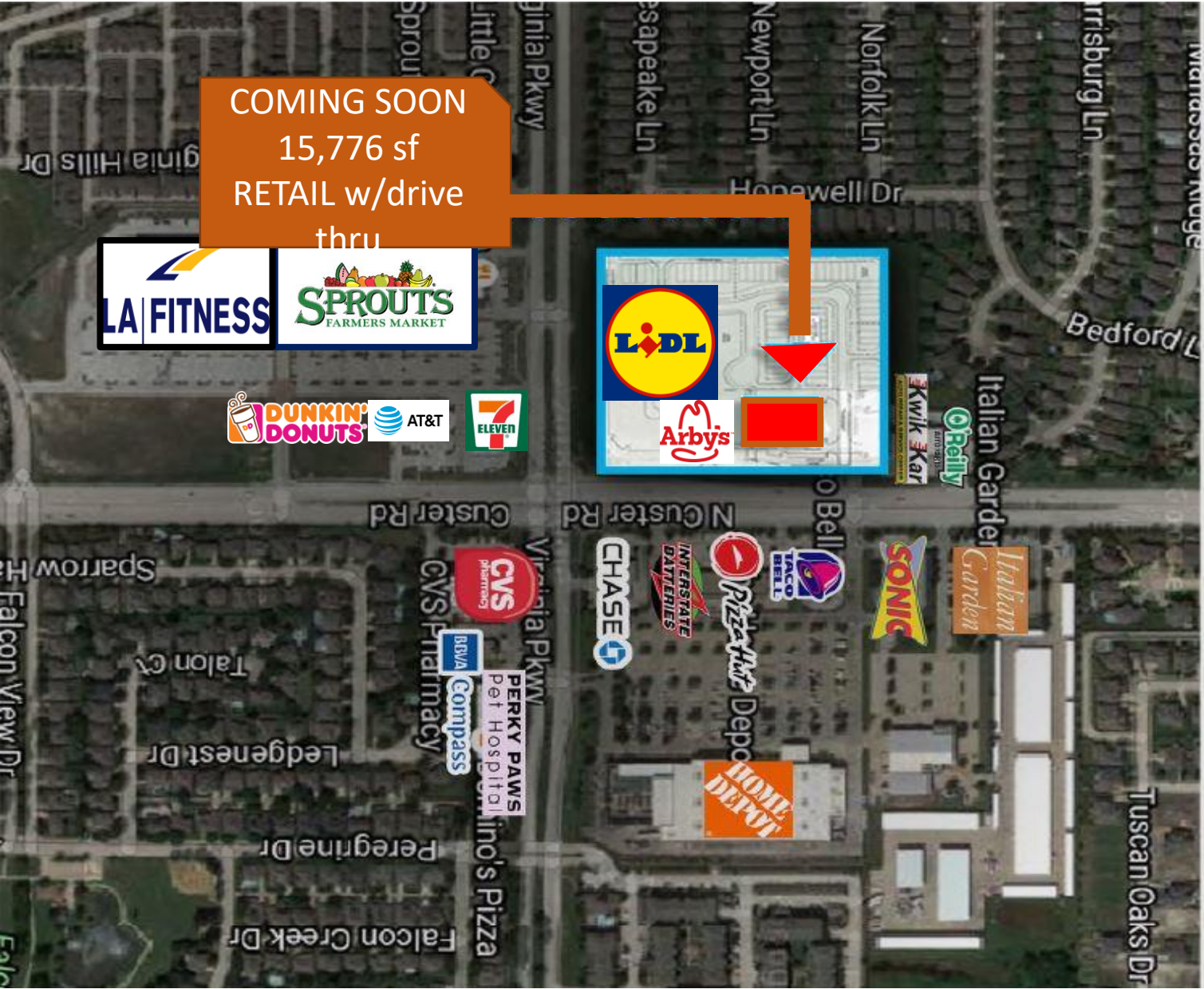


Victory
Shops at
Custer
NWC Custer
& Virginia,
McKinney, TX
75071



PROPERTY OVERVIEW

SIZE: 15,830 SF

RATE: Call for Pricing

ZONING: "PD" - Planned Development
Neighborhood Business District

TRAFFIC COUNTS: Custer Road: 24,745 18 VPD
Virginia Parkway: 13,315 18 VPD

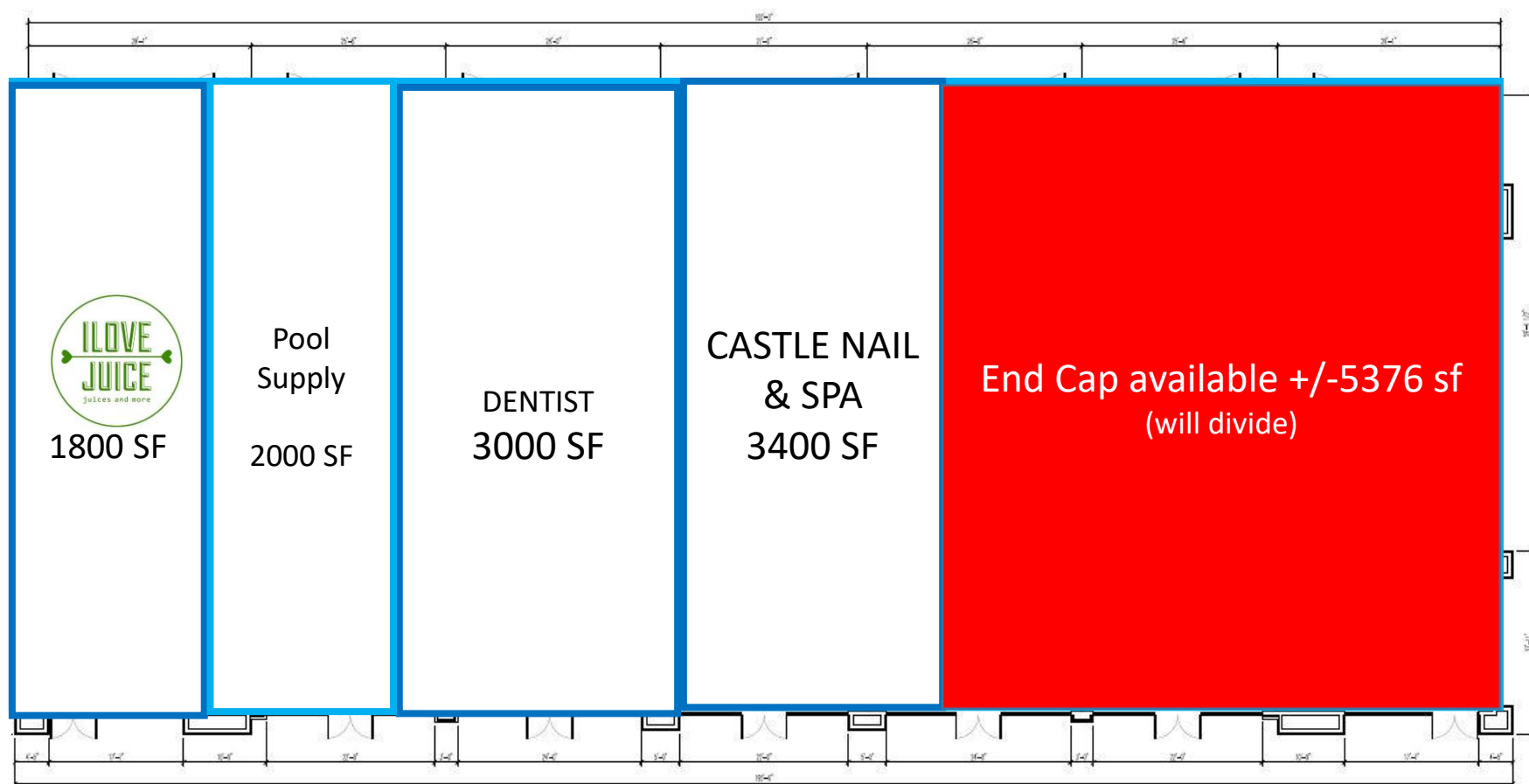
DEMOGRAPHICS:

2016 Population 1 Mile:	12,684
2016 Population 2 Mile:	40,121
2016 Population 3 Mile:	73,610
% Proj Growth 2016-2021 1 Mile:	22.4%
% Proj Growth 2016-2021 2 Mile:	24.5%
% Proj Growth 2016-2021 3 Mile:	25.7%
Total Daytime Population 1 Mile:	7,006
Total Daytime Population 2 Mile:	21,783
Total Daytime Population 3 Mile:	41,588
2016 Median HH Income 1 Mile:	\$109,544
2016 Median HH Income 2 Mile:	\$108,274
2016 Median HH Income 3 Mile:	\$105,291
2016 Average HH Income 1 Mile:	\$117,319
2016 Average HH Income 2 Mile:	\$121,654
2016 Average HH Income 3 Mile:	\$120,224
Median Home Value 1 Mile:	\$300,883
Median Home Value 2 Mile:	\$316,715
Median Home Value 3 Mile:	\$318,322



Retail
coming
SOON





Total Retail Space:
15,776 sf

Rent Rate:

Contact

Natalia Singer

469.236.5107

Natalia@vg-re.com

Area Retailers:





LOCATION

NWC Custer & Virginia,
McKinney, TX 75070

SIZE

140,940 SF

AVAILABLE SPACE

Retail 15,830 sf

RATE

PLEASE CALL FOR PRICING

TRAFFIC COUNTS

Custer Road

24,652 CPD

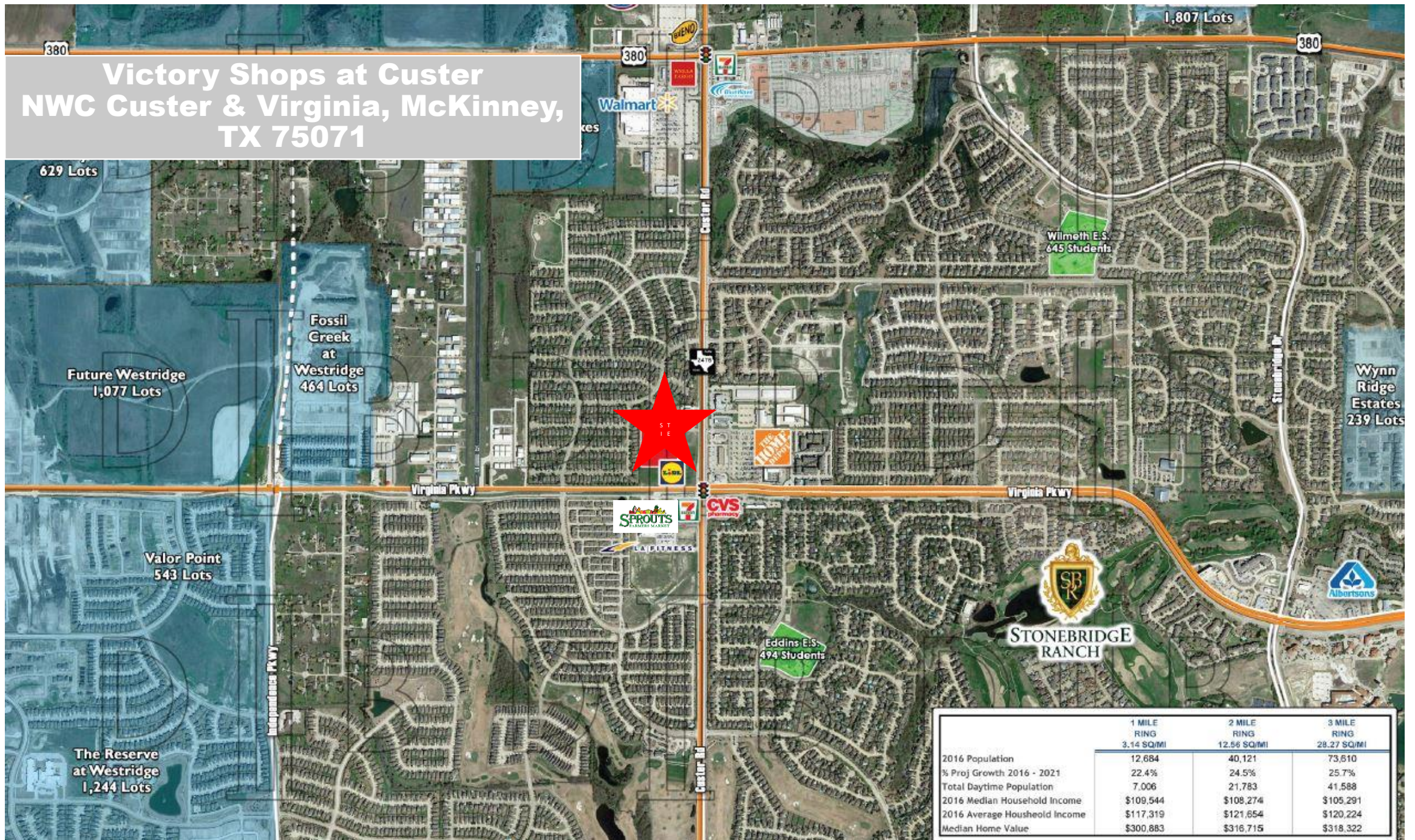
Virginia Parkway

13,159 CPD

Property Information

- ❖ Sprouts farmers Market
- ❖ LIDL Grocery Store
- ❖ High average HH income within 5 mi (\$112,368)
- ❖ McKinney ranked #1 Best Place to Live by Money Magazine
- ❖ Strong intersection in Stonebridge Ranch

Victory Shops at Custer NWC Custer & Virginia, McKinney, TX 75071



	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
2016 Population	12,684	40,121	73,610
% Proj Growth 2016 - 2021	22.4%	24.5%	25.7%
Total Daytime Population	7,006	21,783	41,588
2016 Median Household Income	\$109,544	\$108,274	\$105,291
2016 Average Household Income	\$117,319	\$121,654	\$120,224
Median Home Value	\$300,883	\$316,715	\$318,322