

Lake Forest Marketplace

1821 N Lake Forest Drive | McKinney, TX 75071

GLA SF
37,516

Available SF
2,001

Number of Spaces
1



**Kroger-Anchored
Shopping Center**



**High Visibility
Along Major Corridor**



**Top Ranked Center
in MSA**



Visitor Metrics

Sourced by Advan

Annual Visits

6 M

Visitor Frequency

Number of monthly visits per individual customer

20

MSA Ranking

Out of all properties (100K-200K GLA) Dallas MSA

4 of 347

Mobile Trade Area Density

Powered by Advan

1,140,000
Daytime Population

440,470
Households

1,280,000
Population

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Suite	Tenant	GLA SF
1821A	Anamia's Tex-Mex	4,472
1821C	Available	2,001
1821D	Floyd's 99 Babershop	1,137
1821E	Jersey Mike's Subs	1,418
1821F	Rockstar Martial Arts	1,838
1821G	The UPS Store	1,400
1821H	Easyvet	1,500
1821I	Pet Supplies Plus	7,478
1821P	GrandLux Nail Salon	4,256
1871A	Pilates Addiction	2,206
1871C	The Joint Chiropractic	1,184
1871D	Aqua Tots Swim School	4,700
1871G	Great Clips	1,143
1871H	Mod Pizza	2,783



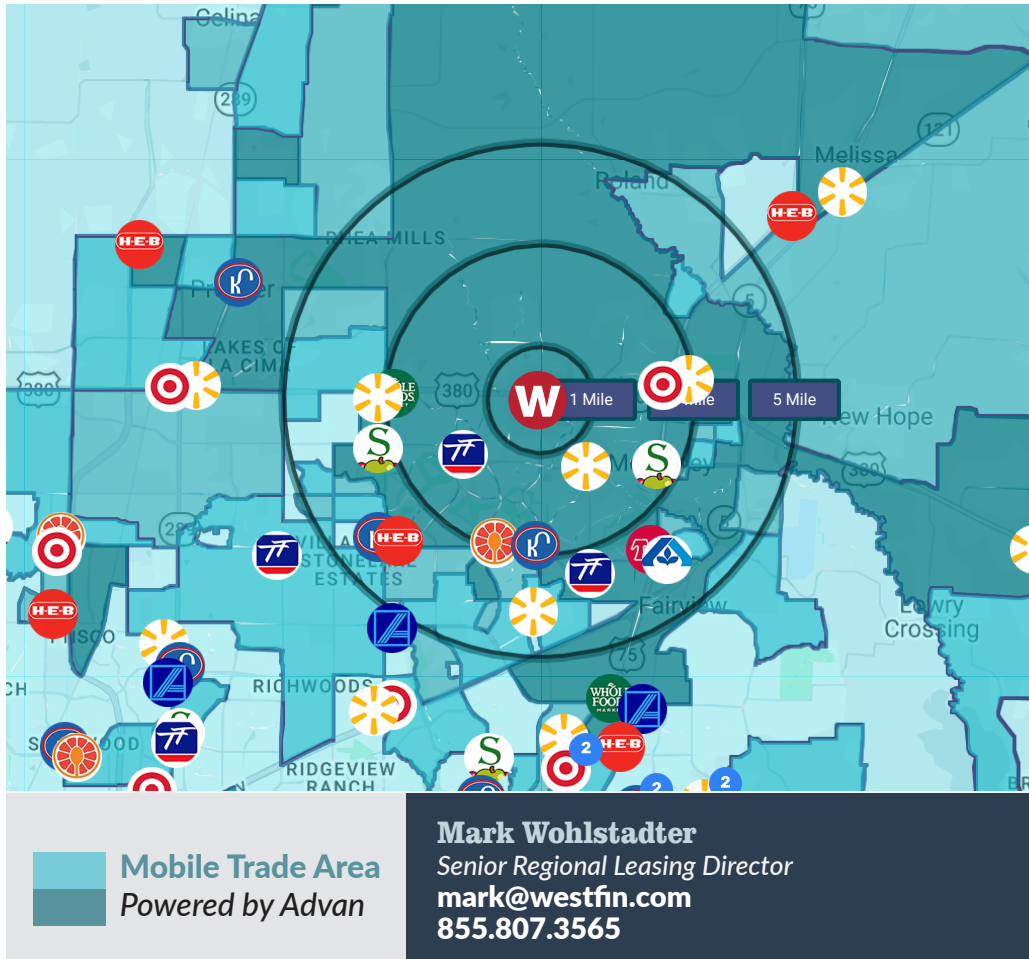
Traffic Count (VPD)

W University Drive	54,804
Lake Forest Drive	27,905



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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	1.28M	10.14K	82.01K	218.66K
5-Year Population Growth Rate	11%	27.4%	16%	10%
Total Daytime Population	1.14M	10.03K	94.95K	209.77K
Average Household Income	\$171.4K	\$146.7K	\$178.3K	\$166.3K
Total Households	440.47K	3.18K	27.98K	74.94K
Average Home Value	\$592.5K	\$465.7K	\$566.8K	\$557.4K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan