

# PARKRIDGE PLAZA

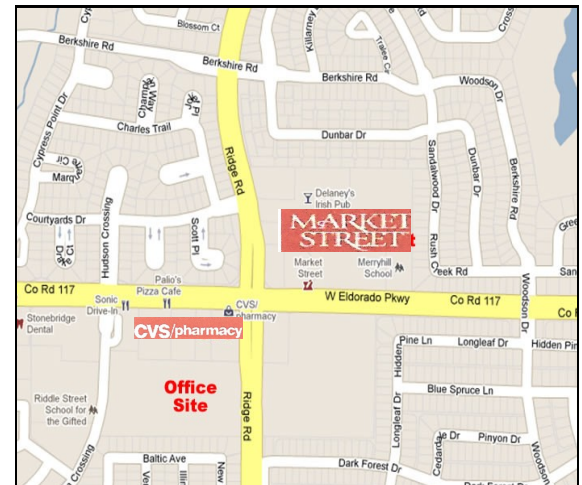
3100 S Ridge Rd McKinney TX



## Leasing Available

**SWQ on Ridge Road at El Dorado Pkwy McKinney TX  
3100 S Ridge Road**

- **SINGLE STORY 100% STEEL BUILDING**
- **STONE AND BRICK EXTERIOR W/METAL ROOF**
- **LEASING 2,000-10,000 SF**
- **SPACE AVAILABLE AT \$22/SF +NNN**
- **LOCATED NEAR MARKET PLACE, CVS AND MEDICAL CENTER**
- **CLOSE PROXIMITY TO RESTAURANTS AND SHOPPING**
- **EASY ACCESS TO EL DORADO PKWY, US 75 AND HWY 121**
- **TENANT IMPROVEMENT ALLOWANCE \$20/SF**



### 2009 Demographics:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population Est.	10,229	47,652	115,676
# of Households	4,102	16,397	47,996
Avg. H.H. Income	\$164,195	\$143,799	\$120,571

All information furnished is from sources deemed reliable by our firm; however, no guarantee is made or responsibility assumed by AmeriStar as to its accuracy or completeness. The property is subject to change, prior lease, and withdrawal without notice.

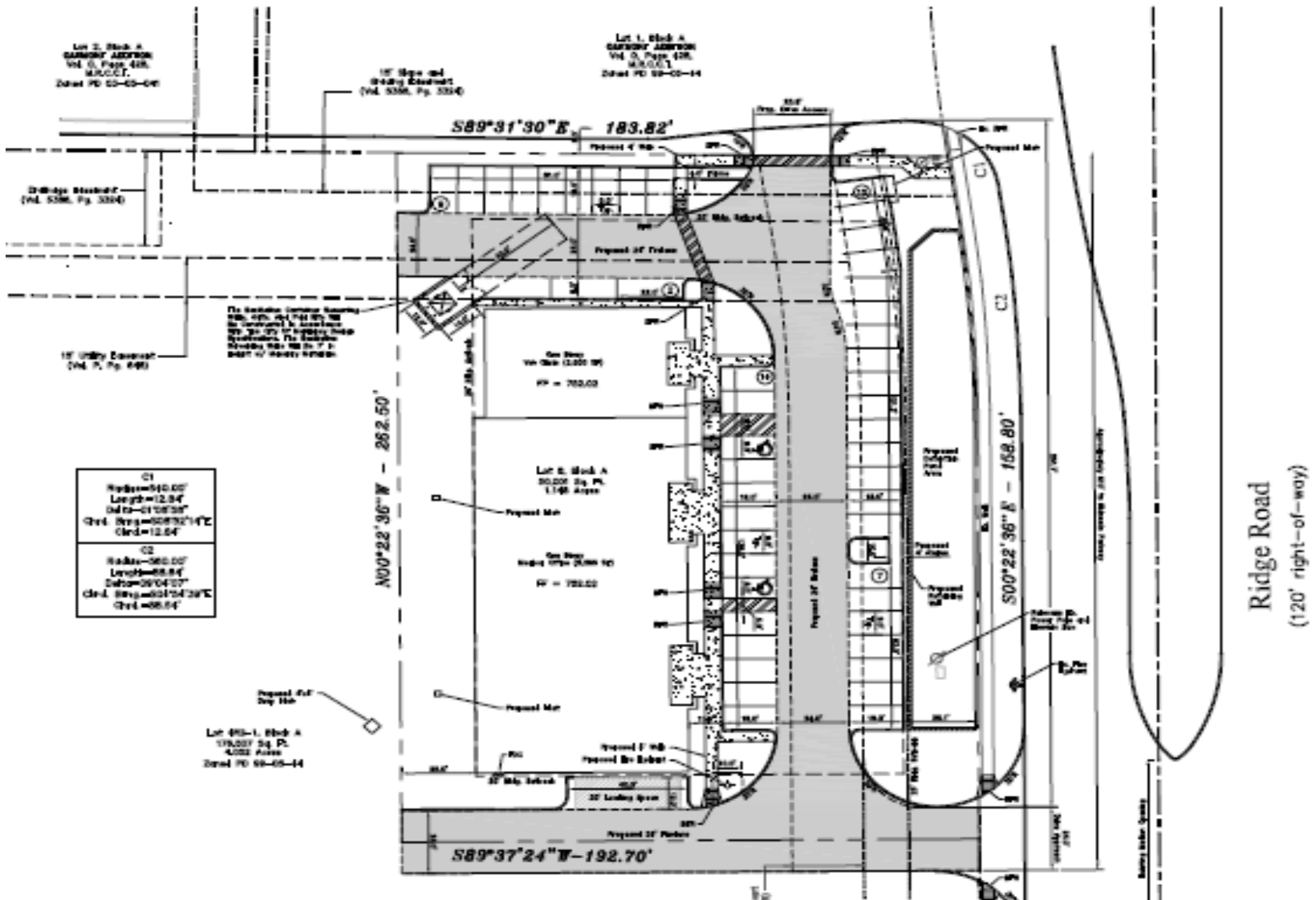
6860 N. Dallas Pkwy. #200  
Plano, TX 75024  
Phone: 972-618-1047  
Fax: 877-262-3584

**AmeriStar**  
**COMMERCIAL**

Chet Wilke- Broker  
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wilkechet@verizon.net

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## NOW LEASING!!

- **CUSTOM OFFICE PLANNING AND LAYOUT**
- **PROFESSIONALLY DESIGNED AND MAINTAINED LANDSCAPING**
- **GREAT REAL ESTATE LOCATION**
- **HIGH STREET VISIBILITY**
- **BUILDING SIGNAGE**
- **TENANT IMPROVEMENT ALLOWANCE**

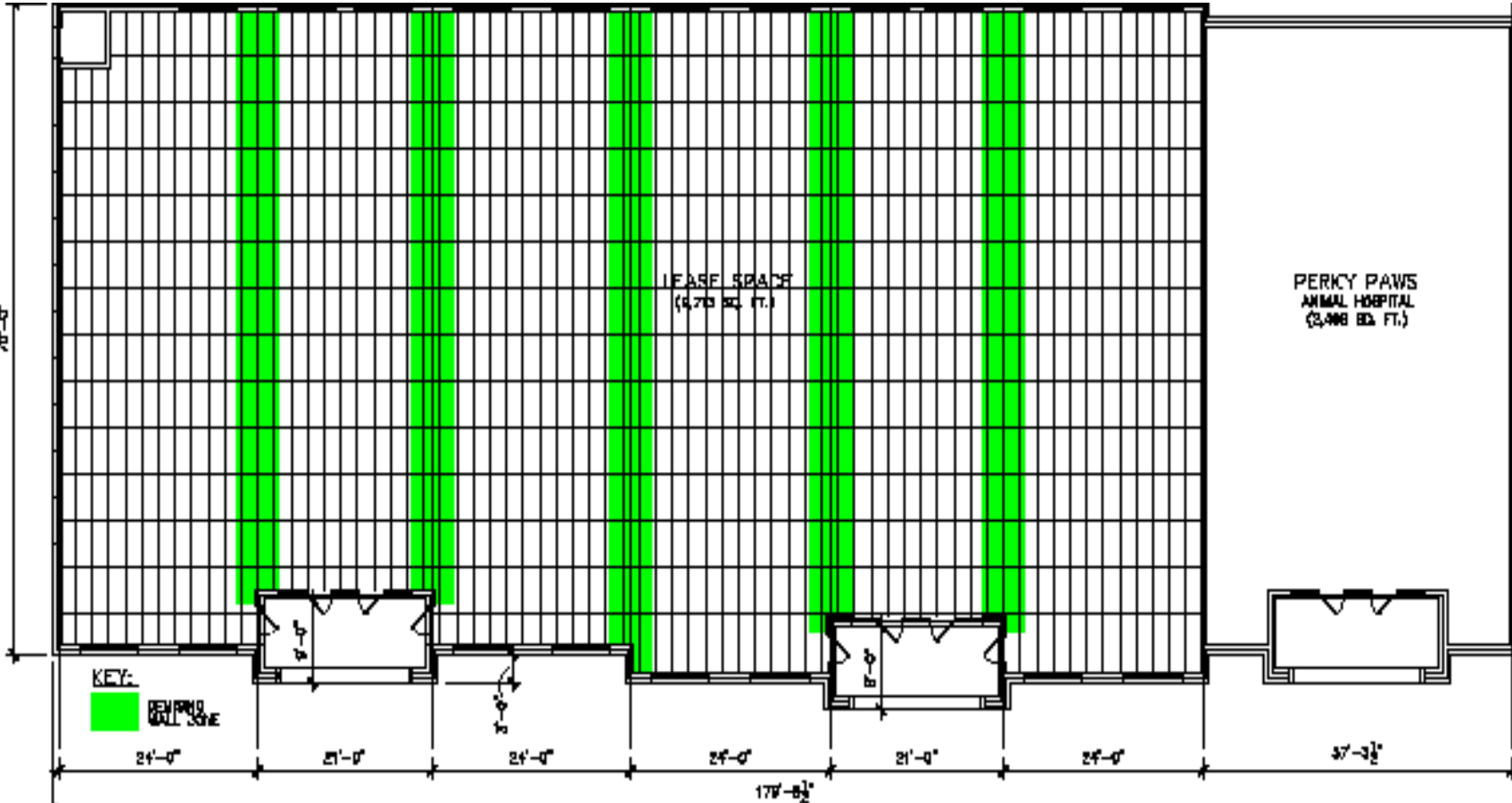
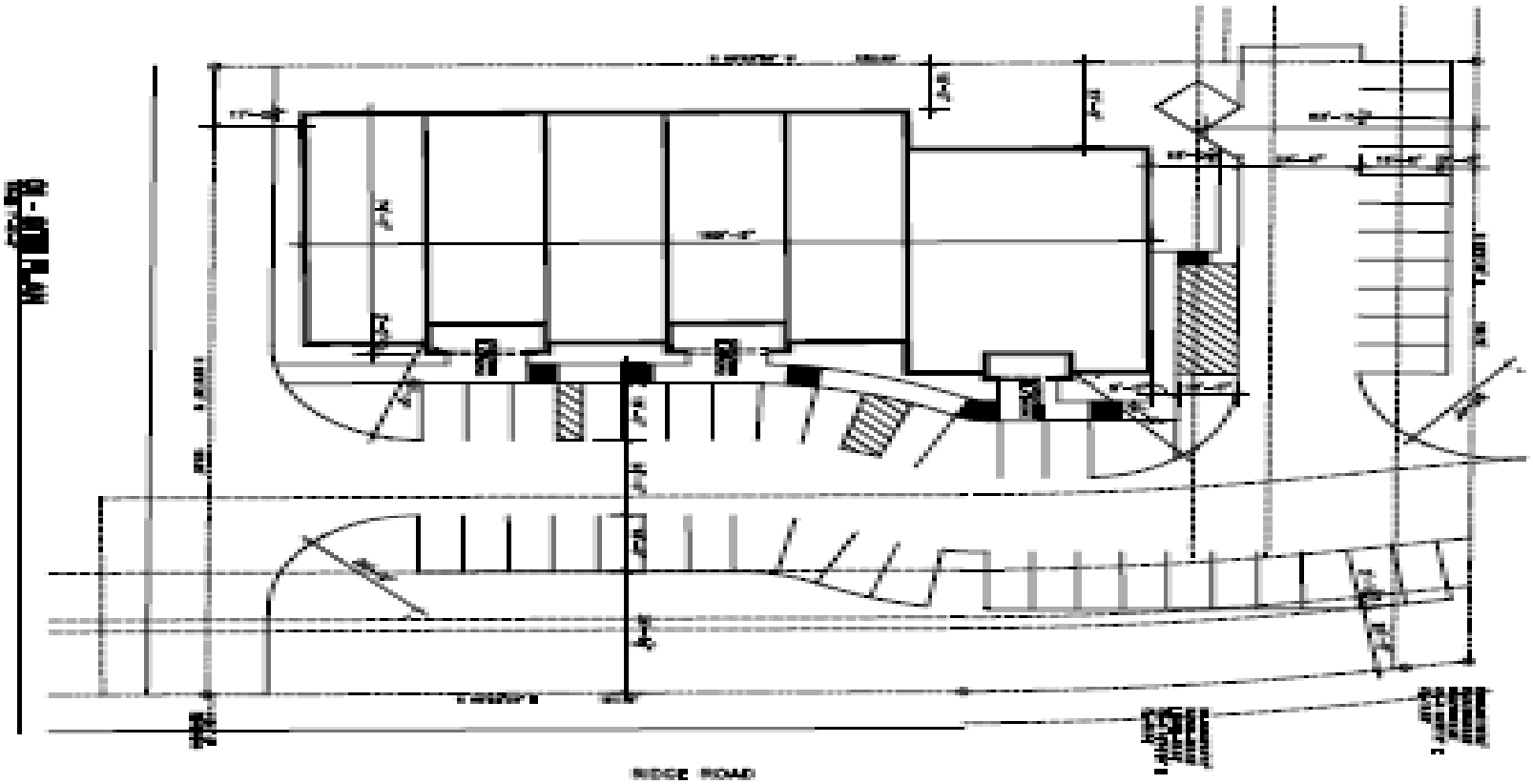
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