

COTTONWOOD CREEK VILLAGE | Allen, Texas



**101-121 North Greenville Ave.
 Allen, Texas 75002**

Northwest corner of Greenville Ave. (Hwy 5) and
 Main St. (FM 2170) Allen, TX

SHOPPING CENTER SIZE: 15.5 +/- Acres
 109,194 Sq. Ft.

AVAILABLE SPACE: 1,000 – 3,200 Sq. Ft.

TRIPLE NETS EXPENSES: \$3.52 - \$3.63

TRAFFIC COUNTS

Greenville Ave. – 19,114 cars/day

Main St. – 12,720 cars/day

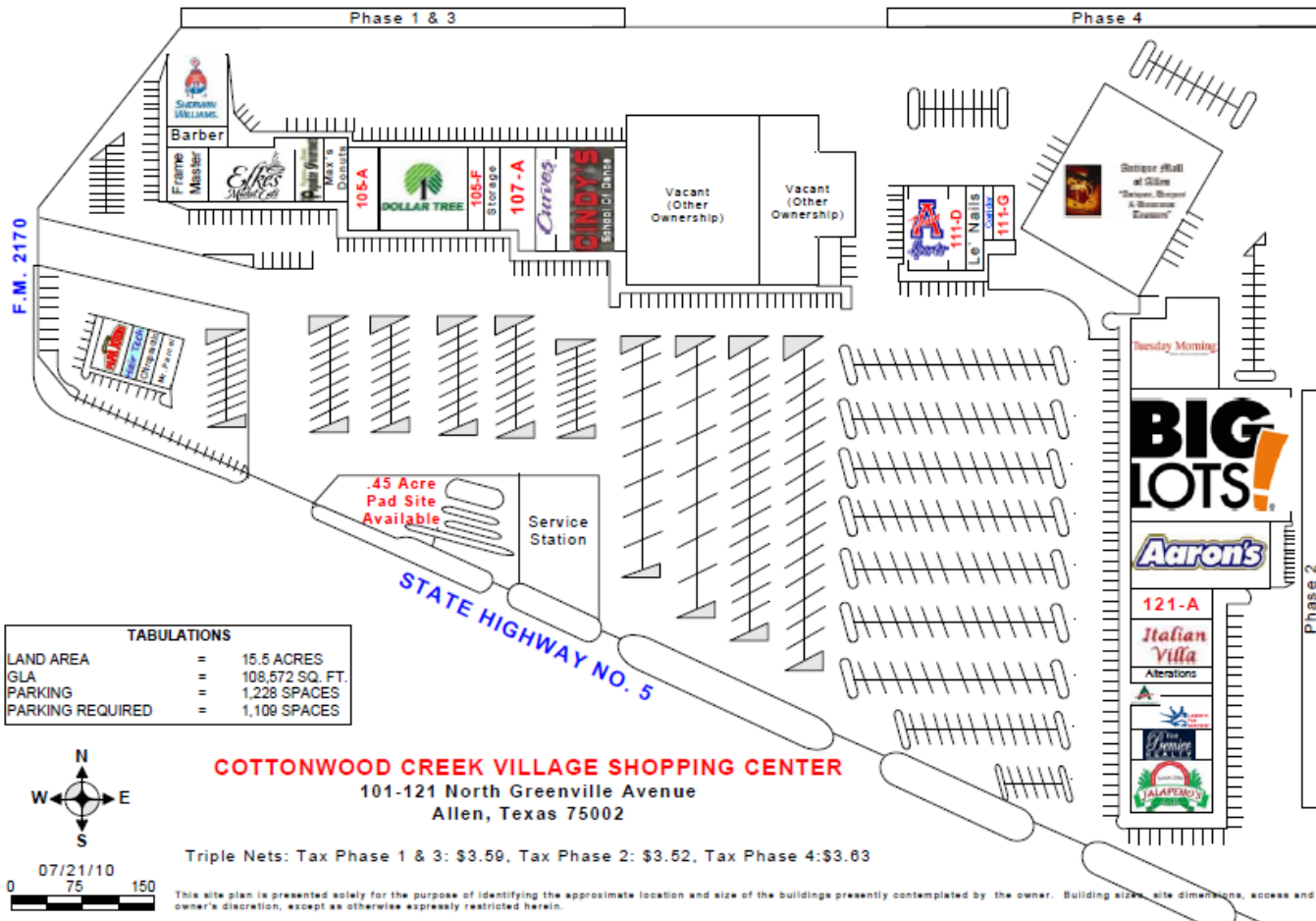
MAJOR TENANTS:

Big Lots, Dollar Tree, Sherwin Williams, Elke's Eat
 That, Jalapeño's, Papa John's

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,504	86,625	194,612
# of Households	3,720	28,741	67,283
Avg. H.H. Income	\$92,624	\$139,665	\$131,346

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PROPERTY DATA

101	HARRIS CHIROPRACTIC	750 SQ. FT.	15X50
101-A	PAPA JOHN'S PIZZA	1,500 SQ. FT.	30X50
101-B	HAIR TECH	750 SQ. FT.	15X50
101-C	MR. PARCEL	1,000 SQ. FT.	20X50
105-1	SHERWIN WILLIAMS	4,200 SQ. FT.	60X70
105-5	ROD'S BARBER SHOP	1,200 SQ. FT.	20X60
105-6	FRAME MASTER	2,000 SQ. FT.	40X50
105-11	ELKE'S EAT THAT	4,300 SQ. FT.	Irregular
105-12	POPULAR GOURMET	1,800 SQ. FT.	30X60
105-13	MAX'S DONUTS	1,500 SQ. FT.	25X60
105-A	AVAILABLE	2,400 SQ. FT.	30X80
105-C	DOLLAR TREE	8,400 SQ. FT.	105X80
105-F	AVAILABLE	1,200 SQ. FT.	15X80
105-G	STORAGE	1,200 SQ. FT.	15X80
107-A	AVAILABLE	3,200 SQ. FT.	IRREG
107-B	CURVES	2,000 SQ. FT.	20X100
107-C	CINDY'S SCHOOL OF DANCE	6,000 SQ. FT.	60X100
111-A	A TOWN SPORTS	3,200 SQ. FT.	40X80
111-D	AVAILABLE	1,200 SQ. FT.	15X80
111-E	LE' NAILS	1,200 SQ. FT.	15X80
111-F	CORRIDOR	606 SQ. FT.	10X50
111-G	AVAILABLE	1,000 SQ. FT.	20X60
113	ALLEN ANTIQUE MALL	24,955 SQ. FT.	155X161
115	TUESDAY MORNING	7,793 SQ. FT.	IRREG
119	AARON RENTS	8,640 SQ. FT.	64X135
121-A	AVAILABLE	2,400 SQ. FT.	30X80
121-B	ITALIAN VILLA	3,600 SQ. FT.	45X80
121-D	C-3 ALTERATIONS	1,200 SQ. FT.	15X80
121-E	ACE CASH EXPRESS	1,000 SQ. FT.	30X80
121-H	LIBERTY TAX	1,400 SQ. FT.	15X80
121-I	FIRST PREMIER REALTY	2,400 SQ. FT.	15X80
121-N	JALAPENO'S	5,200 SQ. FT.	60X80
	103-PAD SITE AVAILABLE (FORMER BANK)	1,246 SQ. FT.	IRREG
	TOTAL	109,194 SQ. FT.	

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.