

1545 EAST MAIN ST

ALLEN, TX 75002

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

91,598 SF

PROPERTY OVERVIEW

Strong visibility on the northwest corner of E Main St and N Malone Rd with up to 4,478 Sq Ft available. 87,120 sf vacant land available for BTS or land lease.

Lease Rate:

Currently Occupied |
Inquire if Interested



Building Size:

9,641 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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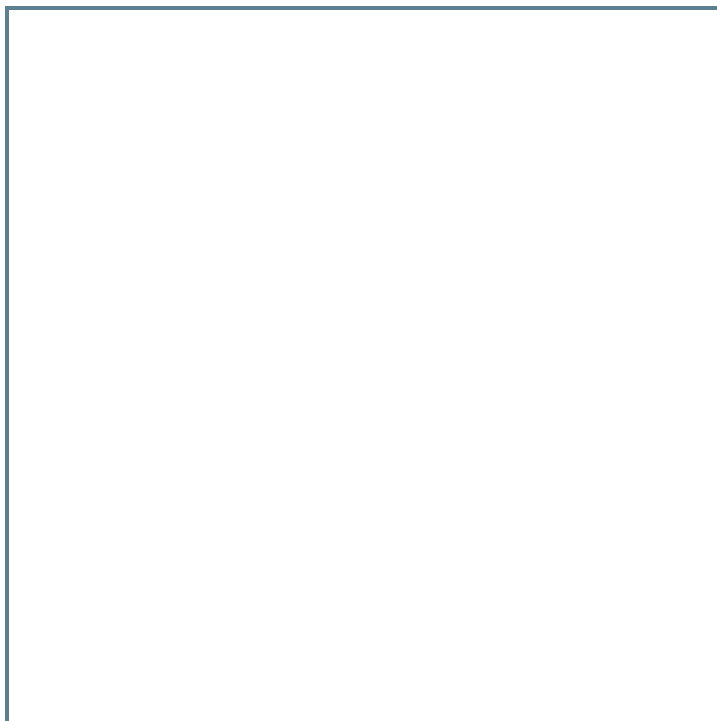
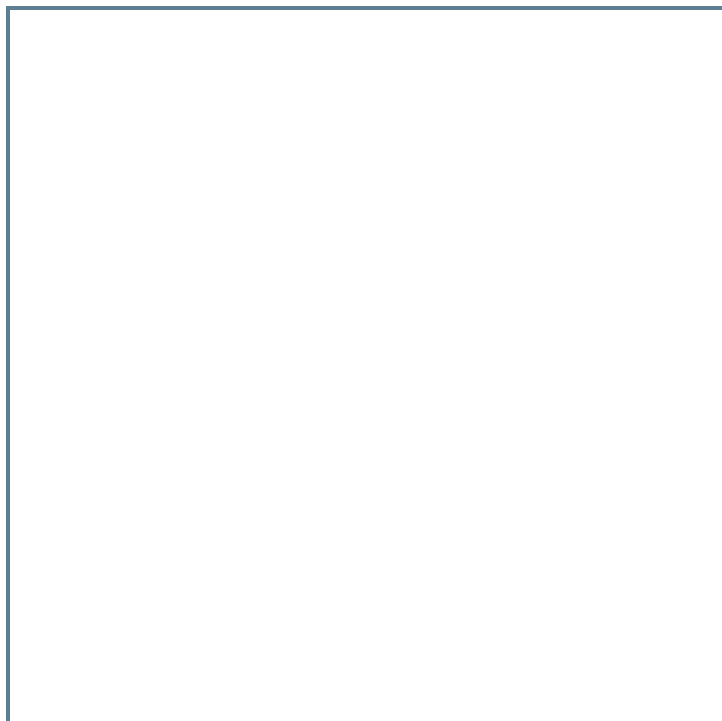
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1545 E Main St	Cozi Dental PLLC	2,400 SF	NNN	-	-
1545 E Main St	Just Smoke	1,200 SF	NNN	-	-
1545 E Main St	ATA/Karate for Kids	4,478 SF	NNN	-	-
1545 E Main St	Marco's Pizza	1,563 SF	NNN	-	-

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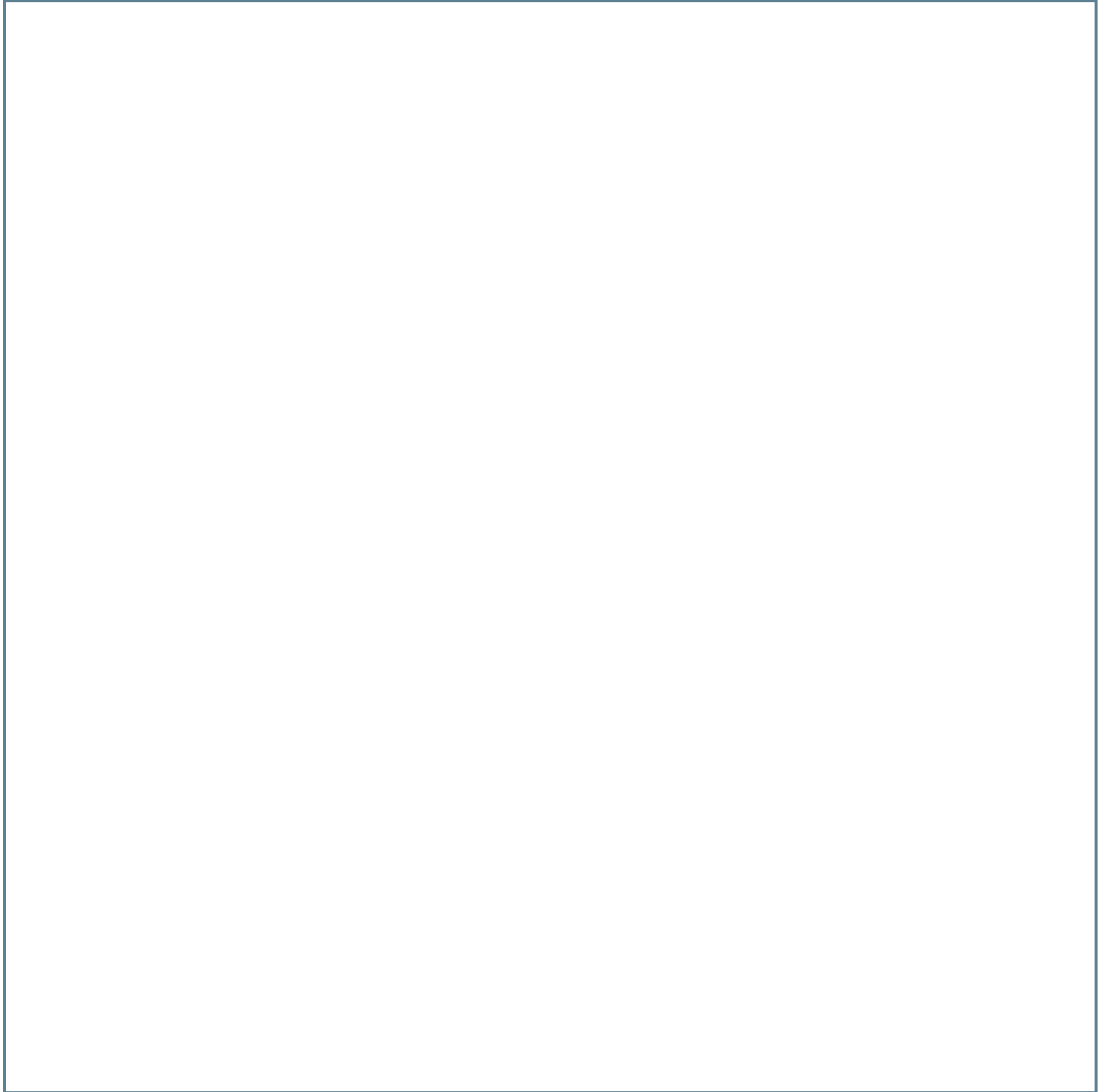
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SITE PLAN



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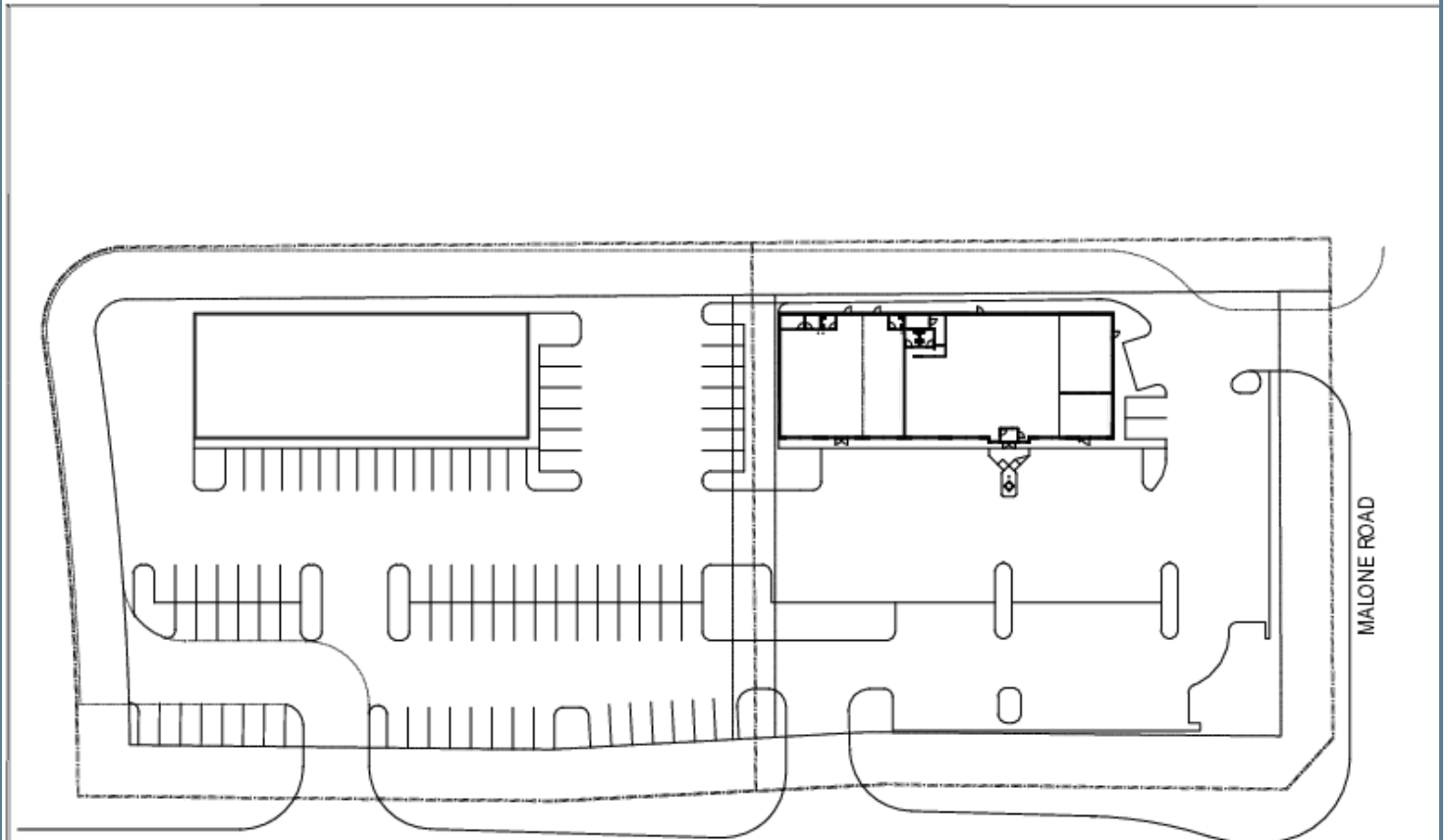
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FLOOR PLANS



#566 Allen TX
1545 East Main St.
7/22/20

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RETAILER MAP



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RENT ROLL

TENANT NAME				UNIT NUMBER	UNIT SIZE (SF)
COZI DENTAL				A	2,400
VACANT				B	1,200
GIDEON SCHOOL				C	1,200
FAMILY VIDEO (AVAILABLE)				D	3,278
MARCOS PIZZA				E	1,563
VACANT LAND				BTS	87,120
COZI DENTAL PLLC	200	2,400	\$0	24.89	\$0.00
JUST SMOKE	260	1,200	\$0	12.45	\$0.00
ATA/KARATE FOR KIDS	400	4,478	\$0	46.45	\$0.00
MARCO'S PIZZA	500	1,563	\$0	16.21	\$0.00
Total					96,761

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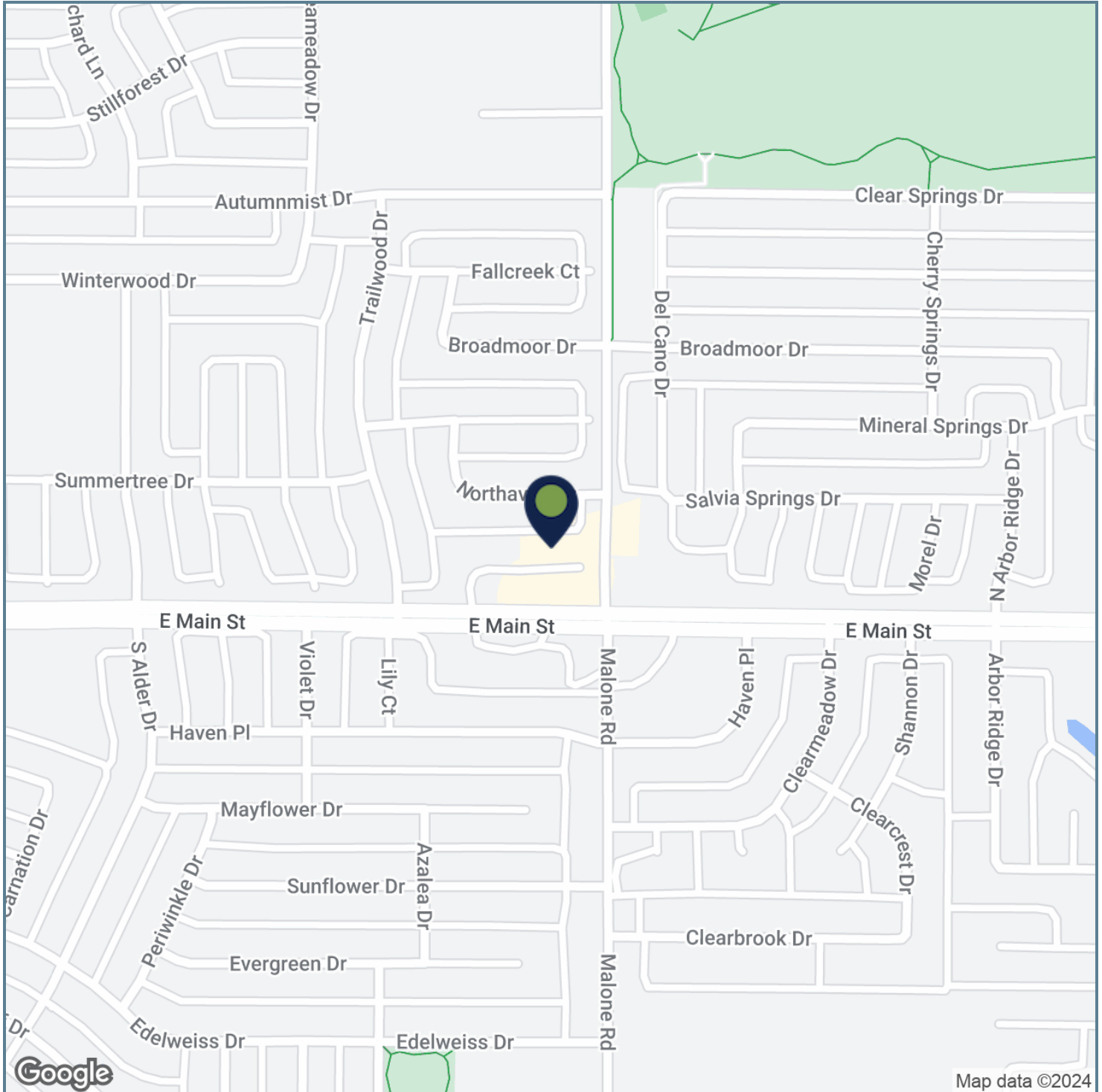
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,482	56,682	133,439
Median age	33.9	34.5	34.5
Median age (Male)	32.9	34.1	34.2
Median age (Female)	35.0	34.8	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,744	18,427	44,292
# of persons per HH	3.1	3.1	3.0
Average HH income	\$101,240	\$105,080	\$106,387
Average house value	\$193,807	\$232,598	\$250,799

* Demographic data derived from 2020 ACS - US Census

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