

# STONEBRIDGE CROSSING

NEC VIRGINIA PKWY & STONEBRIDGE DR | MCKINNEY, TEXAS

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES	TRAFFIC COUNTS	
Population:	87,077	169,985	283,542	Virginia Pkwy:	18,690 VPD
Average HH Income:	\$135,970	\$124,204	\$123,806	Stonebridge:	20,008 VPD
Daytime Population:	18,288	45,399	85,651	Total:	38,698 VPD

SHOP SPACE AVAILABLE: ± 2,520 SF GROSS BUILDING AREA: ± 117,000 SF



## HIGHLIGHTS

- An Albertsons anchored center located in the heart of Stonebridge Ranch.
- Stonebridge Ranch is a 5,000-acre master planned community with homes from \$150,000 to over \$1 million.
- McKinney has a labor force of over 20,000. Major employers include Raytheon, Collins County, North Central Medical Center, McKinney ISD and United American Insurance.

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