

# COTTONWOOD CREEK SHOPPING CENTER

101-121 N. Greenville Ave, Allen, Texas 75002

## Retail For Lease

Allen's strategic location just north of Dallas, Texas in Collin County provides companies and residents all the benefits of a Metropolitan area with a wholesome community atmosphere.

Along with an ideal location just 12 miles north of Dallas on US 75, Allen's appealing demographics have spurred along record-breaking growth.

## FEATURES

- Anchored by American Freight

## TRAFFIC COUNTS

- Main Street - 12,720 CPD
- Greenville Avenue - 19,114 CPD

Year: 2021 source: TXDOT

## DEMOGRAPHICS

|                      | 1 Mile   | 3 Mile    | 5 Mile    |
|----------------------|----------|-----------|-----------|
| Population           | 10,745   | 99,609    | 144,432   |
| Households           | 3,972    | 34,534    | 52,603    |
| Avg Household Income | \$94,665 | \$148,822 | \$133,305 |

Year: 2022 source: ESRI



## CONTACTS:

### Joe Swedlund

SVP-Retail Leasing  
972-931-7400 x217

jswedlund@sabrerealty.com

### Carla Visnick

Senior Property Manager-Retail  
972-931-7400 x215

carla@sabrerealty.com

Dallas/Ft. Worth  
16475 Dallas Parkway  
Suite 880  
Addison, TX 75001



*This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.*



**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com



*This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.*





**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

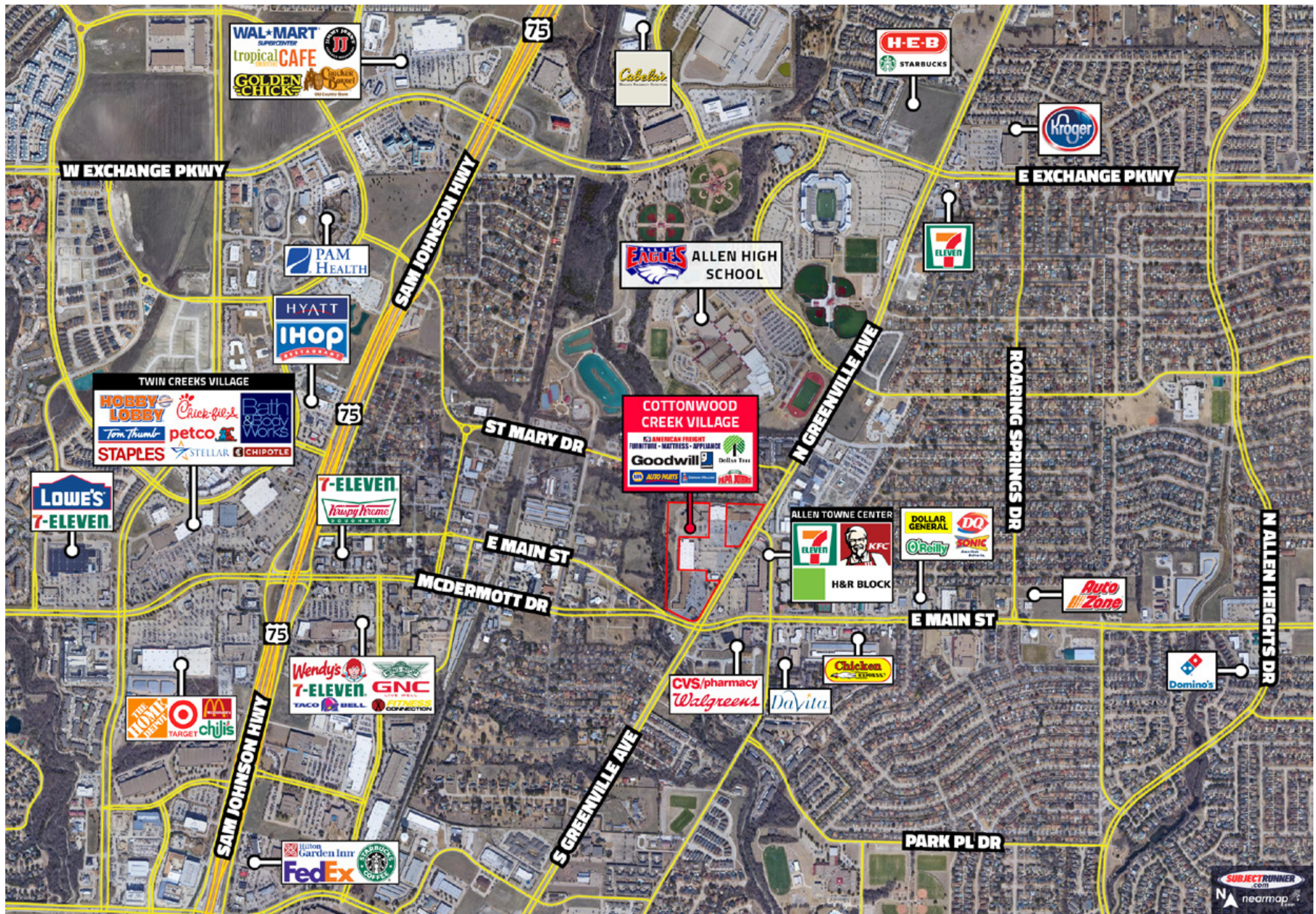
**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com

**Sabre**  
REALTY MANAGEMENT, INC.

*This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.*





**Joe Swedlund**  
SVP Retail Leasing

972-931-7400 x217  
jswedlund@sabrerealty.com

**Carla Visnick**  
SP Manager-Retail

972-931-7400 x215  
carla@sabrerealty.com

**Sabre**  
REALTY MANAGEMENT, INC.

*This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.*