



 **VENTURE 4987 WEST UNIVERSITY DR FOR LEASE**

214.378.1212

SEQ HIGHWAY 380 & LAKE FOREST DRIVE
MCKINNEY, TX

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LOCATION

SEQ HIGHWAY 380 & LAKE FOREST DR

AVAILABLE SPACES

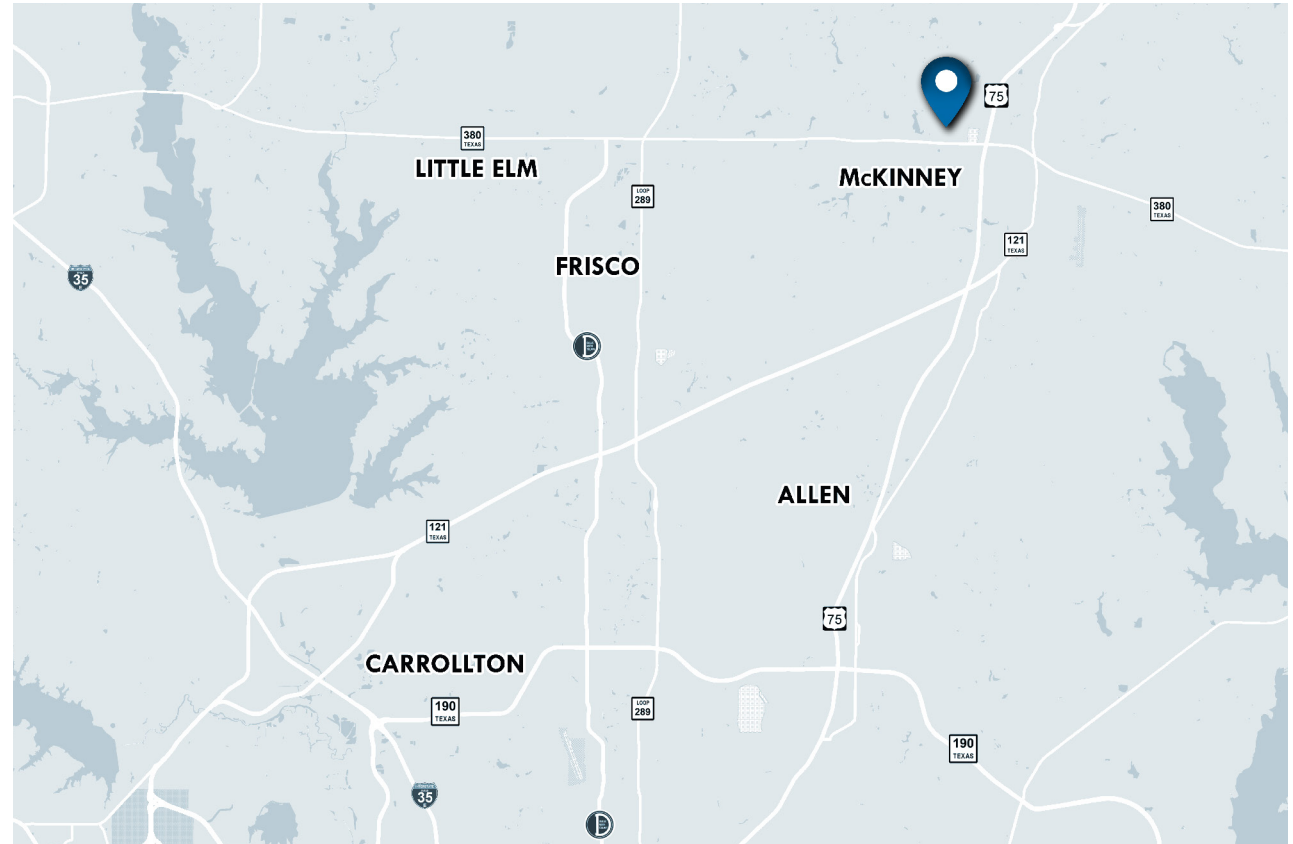
100% LEASED

TRAFFIC COUNTS

HIGHWAY 380 **LAKE FOREST DRIVE**
53,851 VPD 2021 27,251 VPD 2021

PROPERTY HIGHLIGHTS

- ★ NEW KROGER MARKETPLACE OPENED AT THE INTERSECTION
- ★ HIGH GROWTH MARKET WITH NEW RESIDENTIAL UNDER CONSTRUCTION DIRECTLY NORTH OF PROPERTY
- ★ HIGHLY VISIBLE END CAP ON HIGHWAY 380



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,958	75,638	205,985
EST. AVG. HH INCOME	\$171,538	\$190,691	\$172,024

AREA ATTRACTIONS





AVAILABLE SPACES

SUITE	TENANTS	SF
100	Lake Forest Dental	2,650
101	Apollo Pharmacy	1,398
102	Pizza Hut	2,041
103	Donut Station	1,200
110	Rice Pot	1,520
120	Insure One	1,834
150	Revive Primary Care & Med Spa	3,043





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