

18,391 SF Medical Office Space available



VICTORY MEDICAL AT STONEBRIDGE

1870 N Stonebridge Drive, McKinney 75070

BUILDING HIGHLIGHTS



LOCATED ON
BOOMING 380 CORRIDOR



**BUILDING AND MONUMENT
SIGNAGE AVAILABLE**



OPPORTUNITY FOR MEDICAL USER TO
**TAKE ADVANTAGE OF SYNERGISTIC
REFERRAL PATTERNS IN PLACE**



HIGH TRAFFIC DESTINATION
DRIVEN BY POPULAR RETAILERS



DENSE SINGLE/MULTIFAMILY
NEIGHBORHOOD WITH **SCHOOLS IN
PROXIMITY TO DEVELOPMENT**



CLOSE PROXIMITY TO
STONEBRIDGE RANCH



**HIGH INCOME
DEMOGRAPHICS**



PART OF A MULTI-PHASE PROJECT
THAT INCLUDES **RETAIL, RESTAURANT
AND MEDICAL TENANTS**

AVAILABILITIES



Building 1

Suite 120: 5,329 SF
(shell space)

Building 2

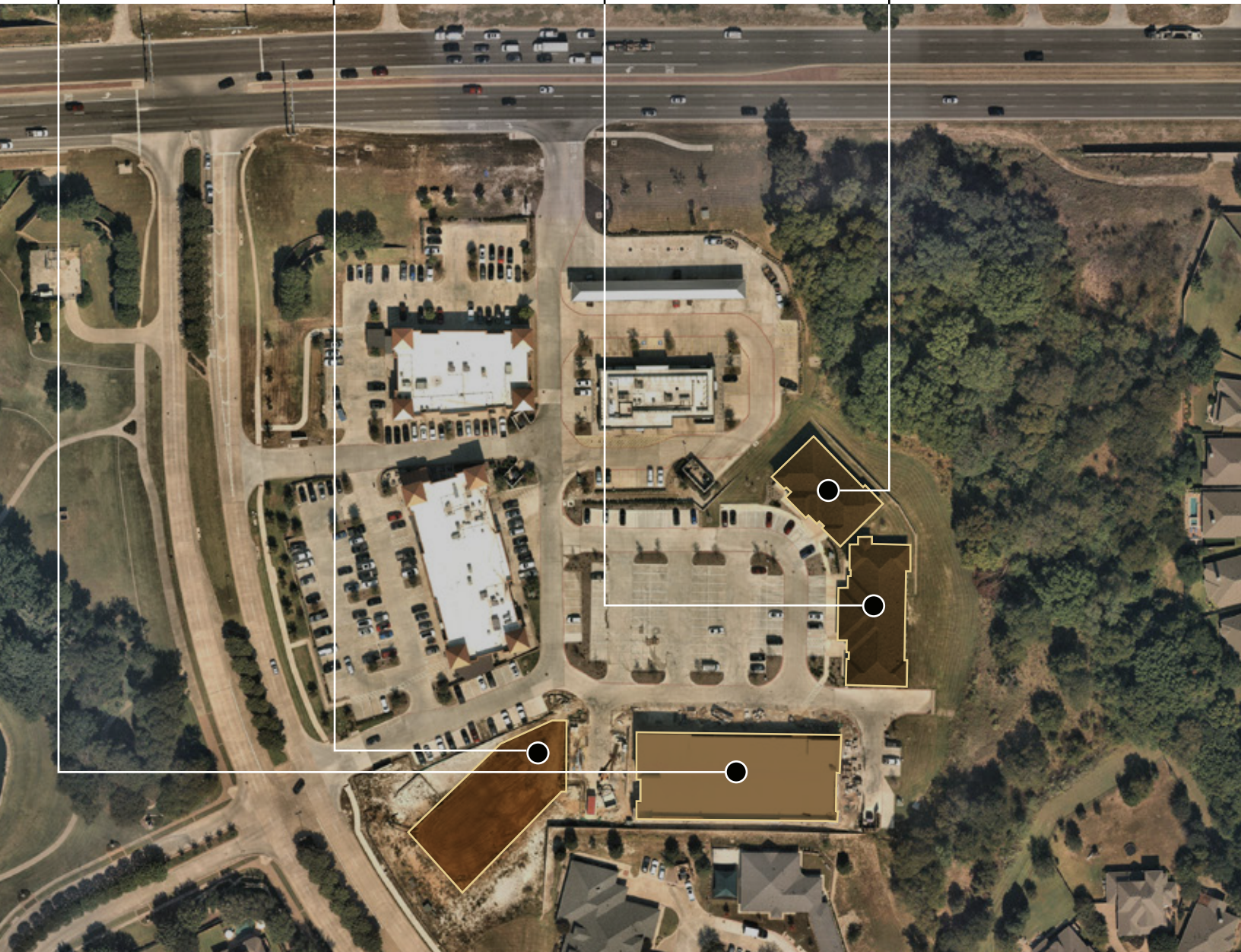
16,400 sf
Delivering Summer
2022

Building 3

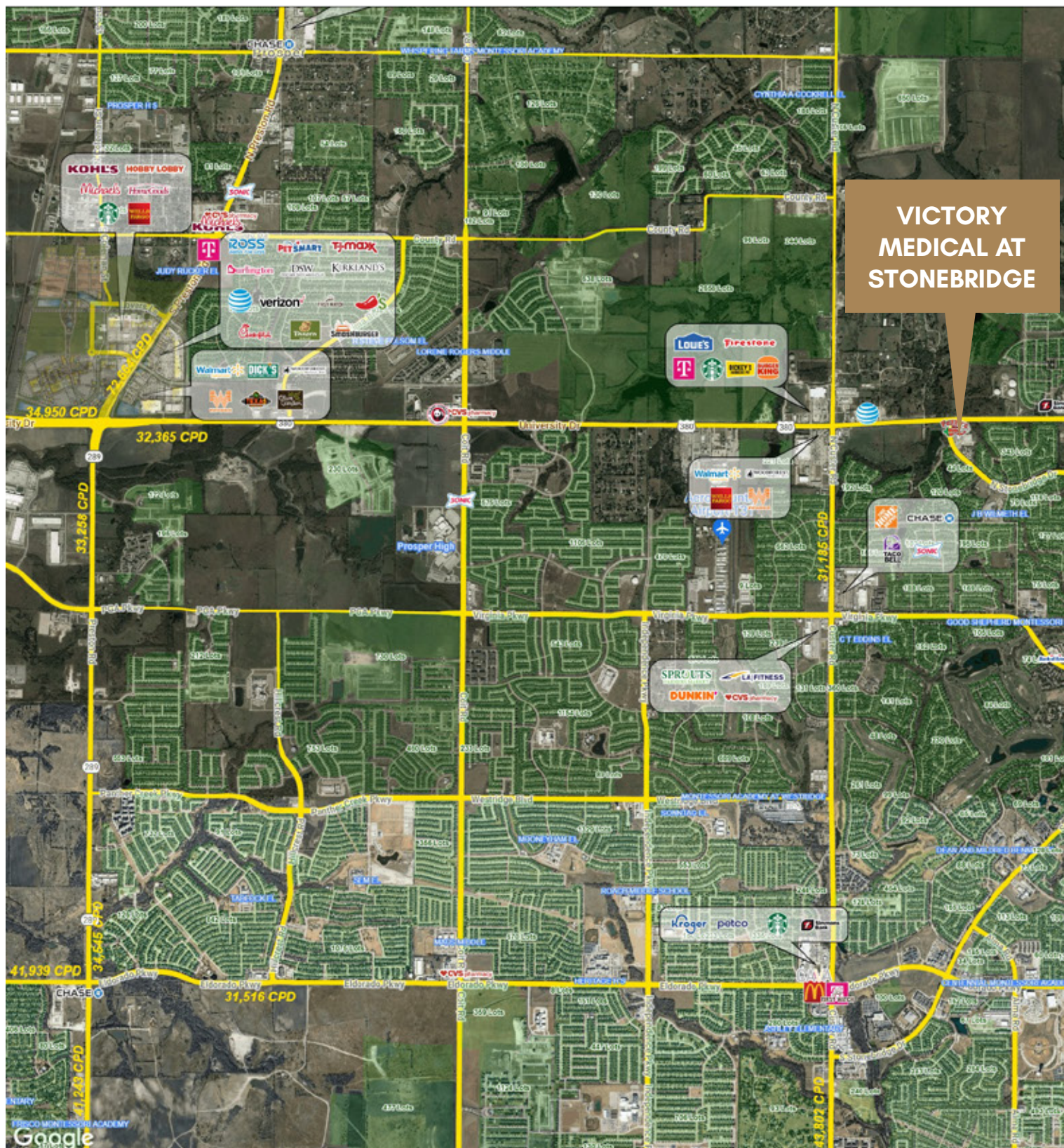
Suite 220: 1,313 SF
(built out spec suite)
Suite 230: 1,350 SF
(built out spec suite)

Building 4

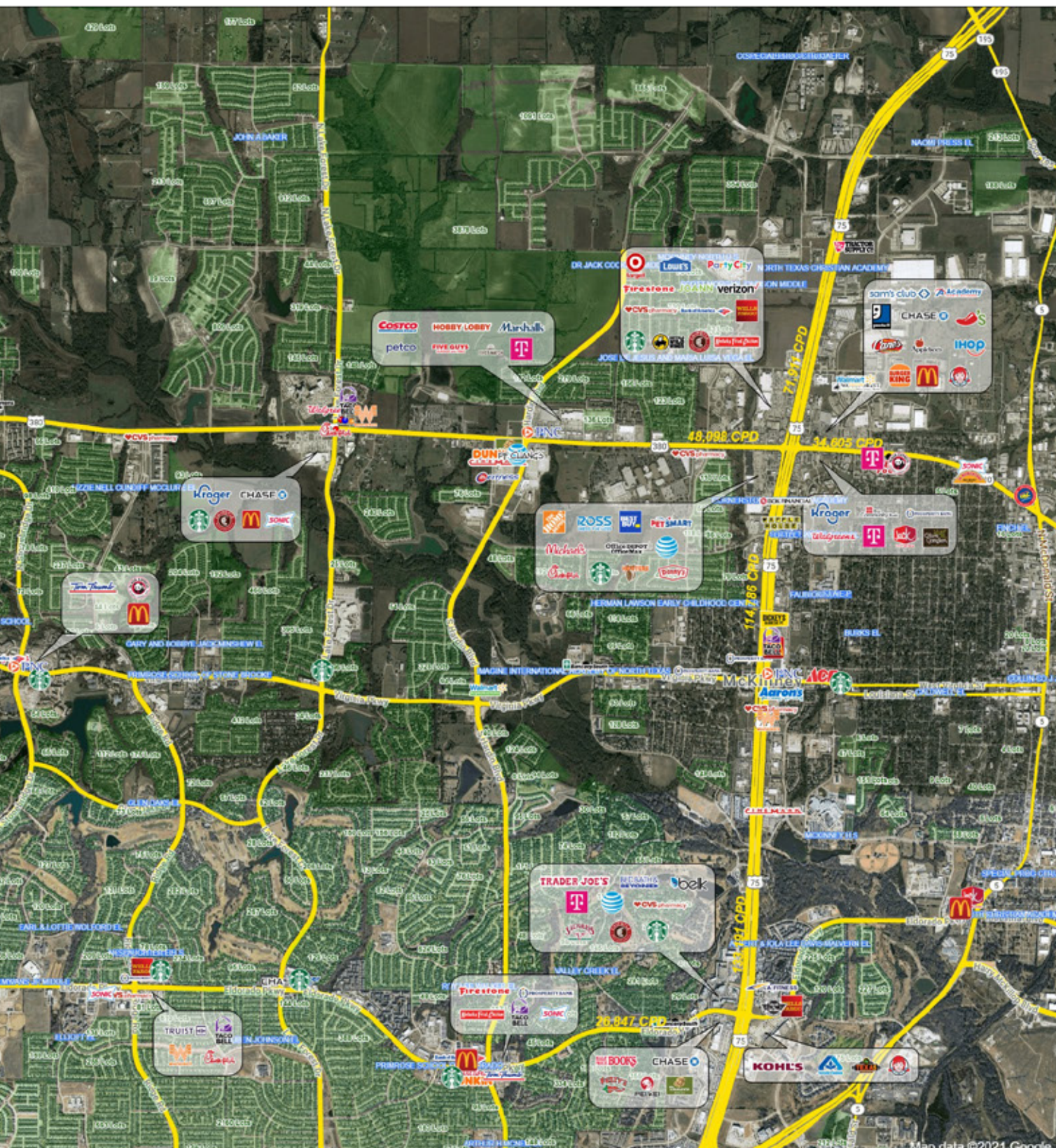
Suite 310: 1,338 SF
(built out spec suite)
Suite 340: 1,250 SF
(built out spec suite)



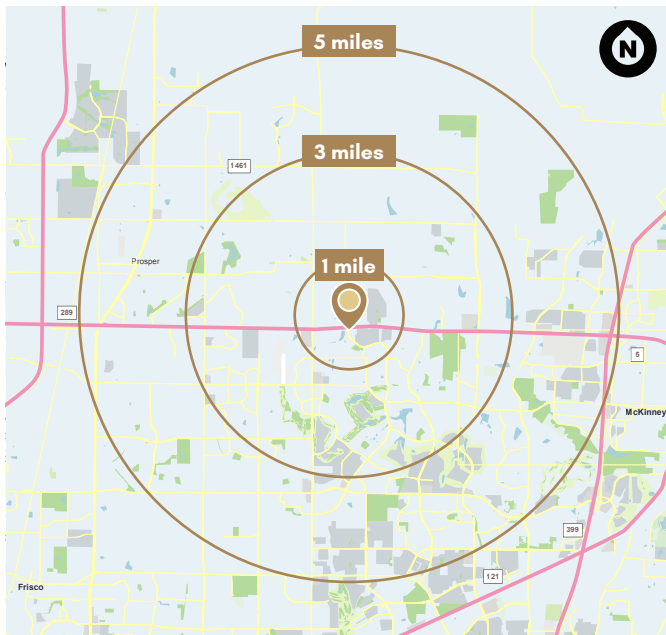
NEARBY AMENITIES



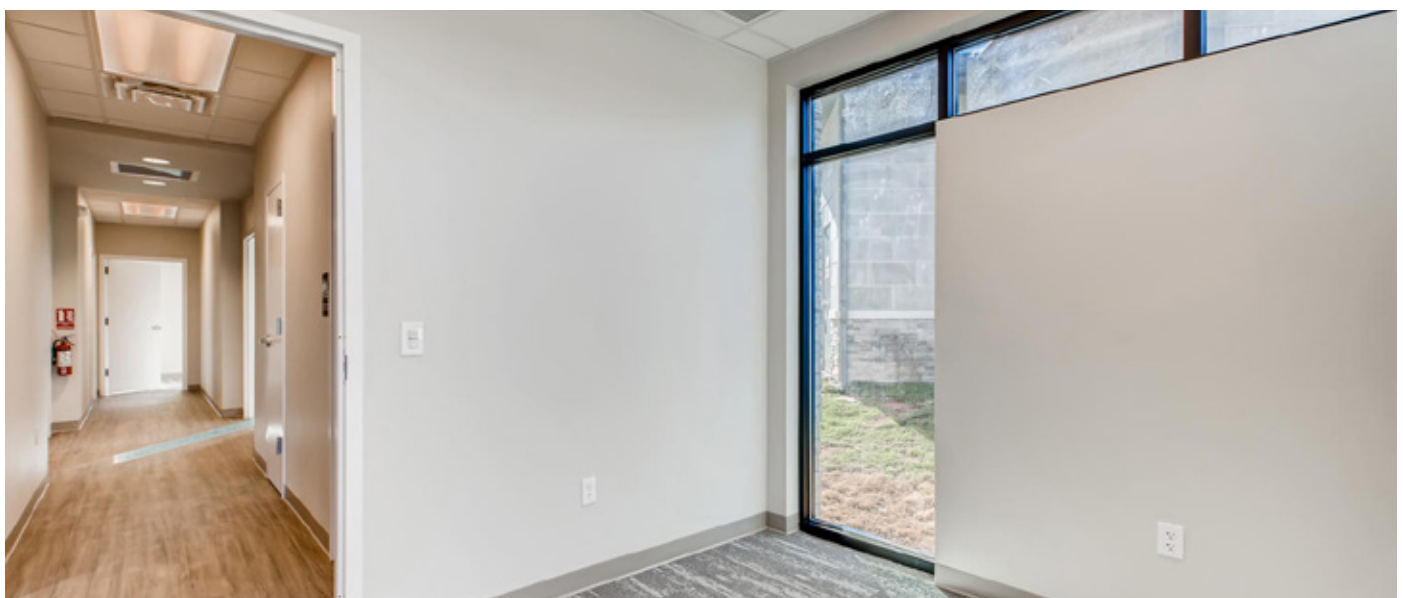
VICTORY
MEDICAL AT
STONEBRIDGE



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
2021 Total Population	14,843	134,689	264,147
2021 Households	4,576	45,654	88,961
2021 Median Income	\$118,486	\$106,401	\$110,229
Health Insurance Expenditure	\$6,033	\$5,408	\$5,755







LEASING INFORMATION

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