



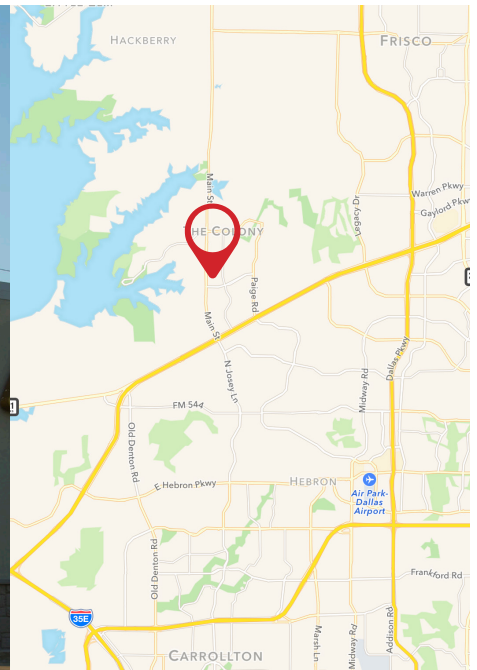
HARKINSON  
INVESTMENT  
CORPORATION

PROPERTY BROCHURE

## THE COLONY MARKETPLACE

5000 MAIN STREET | THE COLONY, TX

RETAIL



## PROPERTY OVERVIEW

Attractive three tenant retail center located at the NEC of FM 423 (Main Street) and South Colony Boulevard anchored by Big Lots. The center has great frontage and high traffic counts. The Colony, TX offers job opportunities, affordable housing and close proximity to Lake Lewisville.

## PROPERTY FEATURES

ADDRESS:	5000 Main Street, The Colony, TX 75056
LOCATION:	NEC of Main Street and S Colony Blvd
PROPERTY TYPE:	Neighborhood Center
RENTABLE SQ. FEET:	59,287 SF
STORIES:	1 Story
AMENITIES:	Abundant Parking / Premier Retail Frontage
PARKING RATIO:	5.0 / 1,000 SF
TRAFFIC COUNT:	36,000 vehicles per day - Main Street
AVG. HOUSEHOLD INCOME:	\$77,000 - within 1 mile of property

## BY THE NUMBERS:



MINUTES TO  
US 75



MINUTES TO GEORGE  
BUSH TURNPIKE



MINUTES TO  
SHOPS AT LEGACY

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