

VILLAGE CORNERS SHOPPING CENTER

3751 Main Street, The Colony, Texas 75056



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

PROPERTY OVERVIEW

Located near the Sam Rayburn Tollway along the primary corridor into the City of The Colony and Little Elm, this location provides prime exposure on Main Street and is anchored by Walmart Supercenter. Located at the same intersection as Target, Best Buy, and Kroger. Area businesses include Studio Movie Grill, Spec's, Chick-fil-A, and Starbucks.

PROPERTY SIZE

18,900 SF strip center on 1.585 acres

AVAILABILITY

100% Leased

TRAFFIC COUNTS

Sam Rayburn Tollway/SH-121	181,386 VPD TxDot '19
Main Street	48,980 VPD TxDot '19
Memorial Drive	13,847 VPD TxDot '19

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2021 Est. Population	7,642	84,706	232,069
Avg. HH Income	\$134,888	\$133,353	\$132,501
Daytime Population	8,696	76,305	250,815
Median Home Value	\$309,280	\$336,522	\$382,661



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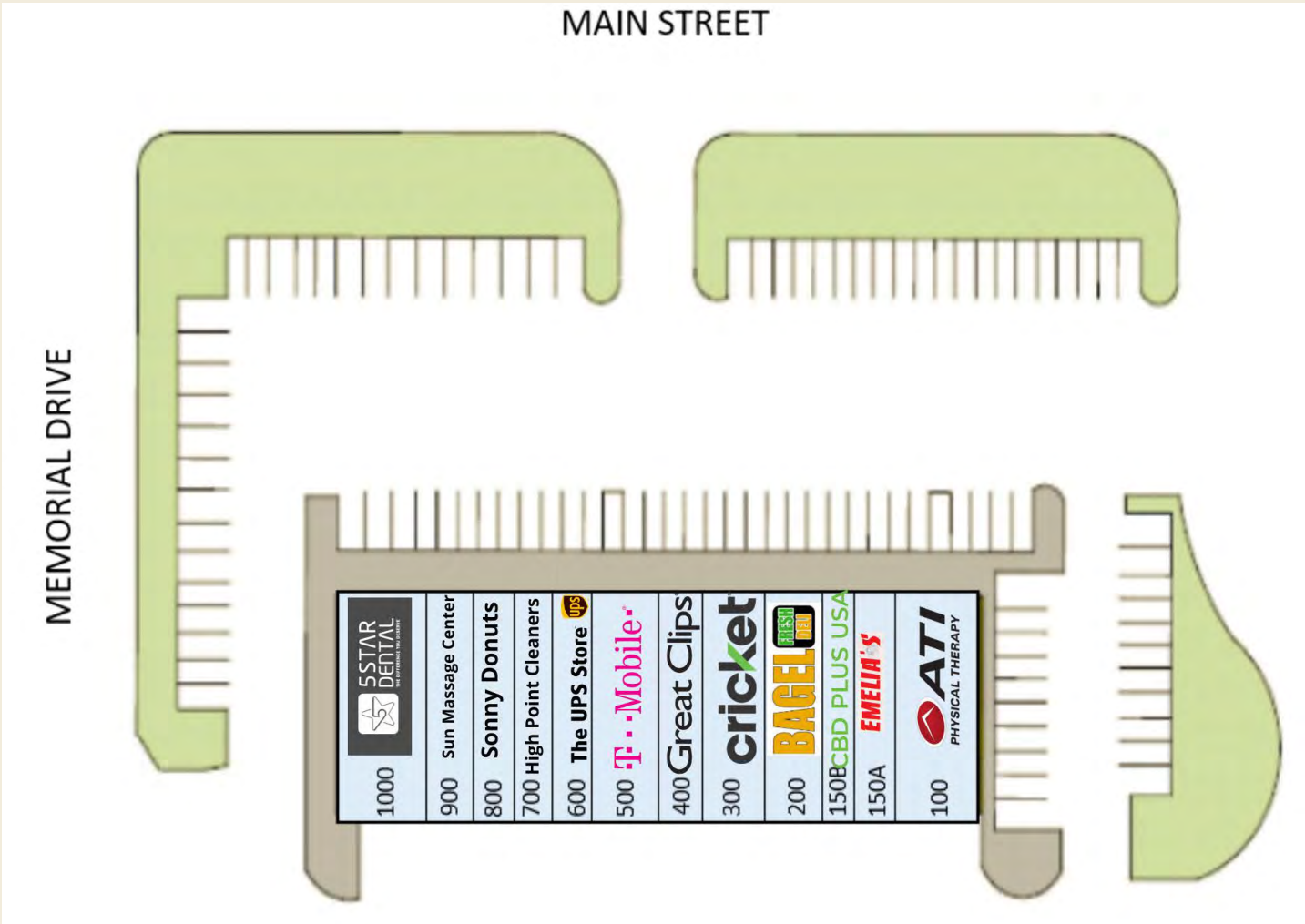
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