

# THE VILLAGE AT ALLEN

190 E. Stacy Road, Allen, TX 75002

## AVAILABLE UNITS

| UNIT | SQ. FT. | UNIT                                | SQ. FT. |
|------|---------|-------------------------------------|---------|
| 216  | 1,324   | 1708                                | 3,069   |
| 1106 | 4,726   | 1714-15                             | 3,651   |
| 1112 | 3,914   | 1730                                | 5,676   |
| 1120 | 2,445   | 2318                                | 2,208   |
| 1200 | 2,098   | 2340                                | 1,519   |
| 1324 | 4,000   | SECOND GENERATION RESTAURANT SPACES |         |
| 1328 | 3,500   | UNIT                                | SQ. FT. |
| 1506 | 2,197   | 1000                                | 6,493   |
| 1512 | 2,405   | 1108                                | 4,202   |
| 1530 | 13,789  | 1320                                | 6,875   |
| 1610 | 1,690   | 1734                                | 5,226   |
| 1614 | 2,445   |                                     |         |
| 1616 | 3,231   |                                     |         |



For information:

**Luke Sementa**

E: lsementa@sterlingorganization.com  
P: 855-600-3699

± 111.57 acres

— pylon

— monument sign

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| UNIT        | TENANT                              | SQ. FT.      |
|-------------|-------------------------------------|--------------|
| 100         | Bonefish Grill                      | 6,457        |
| 204         | Visionworks                         | 4,091        |
| 206         | T-Mobile                            | 3,454        |
| 208         | Sport Clips                         | 1,194        |
| 210         | Accident & Injury Chiropractic      | 2,449        |
| 212         | AAA                                 | 3,503        |
| 214         | AT&T                                | 3,500        |
| <b>216</b>  | <b>Available</b>                    | <b>1,324</b> |
| 304         | Vitamin Shoppe                      | 3,500        |
| 306         | The UPS Store                       | 1,718        |
| 308         | DXL Men's Apparel                   | 6,181        |
| 314         | Village Smiles                      | 4,192        |
| 402         | Pie Five Pizza                      | 2,200        |
| 404         | Metro by T-Mobile                   | 1,115        |
| 405         | FedEx Office                        | 722          |
| 406         | Smoking Lamp Cigar Lounge           | 1,130        |
| 408         | Armor Coffee Co.                    | 1,734        |
| 500         | First Watch                         | 3,894        |
| 510         | James Avery                         | 2,400        |
| 600         | Chase Bank                          | 4,274        |
| <b>1000</b> | <b>Available</b>                    | <b>6,493</b> |
| 1100        | European Wax Center                 | 1,500        |
| 1102        | Hand & Stone Massage and Facial Spa | 3,751        |
| <b>1106</b> | <b>Available</b>                    | <b>4,726</b> |
| <b>1108</b> | <b>Available</b>                    | <b>4,202</b> |
| <b>1112</b> | <b>Available</b>                    | <b>3,914</b> |
| 1114        | US Taekwondo Academy                | 4,823        |
| 1116        | Granite & Tile Outlet II            | 2,411        |
| 1118        | Harmony Hall Music School           | 2,411        |
| <b>1120</b> | <b>Available</b>                    | <b>2,445</b> |

| UNIT        | TENANT                              | SQ. FT.       |
|-------------|-------------------------------------|---------------|
| <b>1200</b> | <b>Available</b>                    | <b>2,098</b>  |
| 1204        | Kelly's at the Village              | 6,223         |
| 1300        | Gao's Crab & Kebob                  | 2,508         |
| 1302        | Exit 4 Escape Private Escape Rooms  | 1,800         |
| 1304-08     | Kid to Kid                          | 5,277         |
| 1314        | The City of Allen Police Department | 1,980         |
| 1316        | Uptown Cheapskate                   | 4,483         |
| <b>1320</b> | <b>Available</b>                    | <b>6,875</b>  |
| <b>1324</b> | <b>Available</b>                    | <b>4,000</b>  |
| <b>1328</b> | <b>Available</b>                    | <b>3,500</b>  |
| 1330        | Crossfit Allen                      | 3,455         |
| 1334        | Game Nerdz                          | 3,208         |
| 1336        | Yumilicious                         | 1,502         |
| 1400        | Freebirds World Burrito             | 2,825         |
| 1404        | Numero 28                           | 1,800         |
| 1406        | Smoothie King                       | 1,321         |
| 1408        | Noodles and Dumplings Time          | 1,800         |
| 1410        | Thai Box                            | 2,082         |
| 1414        | Pappa Roti Cafe                     | 1,265         |
| 1416        | Which Wich                          | 1,821         |
| 1420-24     | Cold Stone Creamery                 | 2,631         |
| 1504        | Honey Baked Ham                     | 2,514         |
| <b>1506</b> | <b>Available</b>                    | <b>2,197</b>  |
| 1508        | Management Office                   | 2,254         |
| 1510        | The Back Nine                       | 2,405         |
| <b>1512</b> | <b>Available</b>                    | <b>2,405</b>  |
| 1518        | Relax Myora                         | 2,854         |
| 1522        | Adore Nails Spa                     | 4,000         |
| <b>1530</b> | <b>Available</b>                    | <b>13,789</b> |
| 1602        | Barbeques Galore                    | 4,893         |

| UNIT           | TENANT                               | SQ. FT.      |
|----------------|--------------------------------------|--------------|
| 1604           | Barbeques Galore Storage             | 1,790        |
| 1605           | Legacy Brazilian Jiu Jitsu           | 3,103        |
| 1608           | Milan Laser Hair Removal             | 1,400        |
| <b>1610</b>    | <b>Available</b>                     | <b>1,690</b> |
| 1612           | Mutt Puddle                          | 1,802        |
| <b>1614</b>    | <b>Available</b>                     | <b>2,445</b> |
| <b>1616</b>    | <b>Available</b>                     | <b>3,231</b> |
| 1618           | Smile Solutions                      | 2,183        |
| 1620           | Mattress Firm                        | 4,500        |
| 1704           | Trek Bicycle Allen                   | 5,155        |
| 1706           | Sun's Tailors                        | 922          |
| <b>1708</b>    | <b>Available</b>                     | <b>3,069</b> |
| 1710           | Security Office                      | 456          |
| 1710B          | Landlord Storage                     | 478          |
| <b>1714-15</b> | <b>Available</b>                     | <b>3,651</b> |
| 1715A          | Static Vacancy                       | 375          |
| 1716           | Club Pilates                         | 2,225        |
| 1718           | Zagg                                 | 1,458        |
| 1720           | Infusa Lounge                        | 1,906        |
| 1724           | Mattison Avenue                      | 9,165        |
| <b>1730</b>    | <b>Available</b>                     | <b>5,676</b> |
| <b>1734</b>    | <b>Available</b>                     | <b>5,226</b> |
| 1800           | Pluckers Wing Bar                    | 7,665        |
| 2010           | Big Blue Swim School                 | 15,300       |
| 2020           | Homesense                            | 30,000       |
| 2020B          | Sierra Trading                       | 20,024       |
| 2110           | Ross Dress For Less                  | 27,649       |
| 2120           | Dollar Tree                          | 9,008        |
| 2122           | America's Best Contacts & Eyeglasses | 4,705        |
| 2130A          | Nordstrom Rack                       | 29,110       |

| UNIT        | TENANT                         | SQ. FT.      |
|-------------|--------------------------------|--------------|
| 2130B       | Michaels                       | 20,730       |
| 2200        | T.J. Maxx/HomeGoods            | 50,000       |
| 2214        | Kirkland's                     | 7,118        |
| 2215        | Allen Nail Spa                 | 4,905        |
| 2216        | Sally Beauty Supply            | 1,500        |
| 2220        | Burlington                     | 37,005       |
| 2220B       | Macy's Backstage               | 26,992       |
| 2240        | PetSmart                       | 20,155       |
| 2300        | Dick's Sporting Goods          | 80,000       |
| 2314        | Miniso                         | 10,498       |
| <b>2318</b> | <b>Available</b>               | <b>2,208</b> |
| <b>2340</b> | <b>Available</b>               | <b>1,519</b> |
| 2500        | Ulta Beauty                    | 10,845       |
| 2610        | Total Wine                     | 22,000       |
| 2620        | Five Below                     | 8,254        |
| 2630        | Maurices                       | 5,855        |
| 3002        | Best Buy                       | 30,000       |
| 3100        | Olive Garden                   | 7,362        |
| 3200        | Dimassi's Mediterranean Buffet | 6,500        |
| 3300        | BJ's Restaurant and Brewhouse  | 9,156        |
| 3400        | Uncle Julio's                  | 11,285       |
| 4008        | Men's Warehouse                | 6,000        |
| 4020        | The Flooring Market            | 1,221        |
| 4030        | Verizon                        | 3,722        |
| PADSITE     | Velvet Taco                    | 2,545        |
| TG          | Topgolf                        | 63,242       |

**Total Square Feet: 851,457**