



NICKELVILLE SQUARE
560 Country Club Road
Wylie, Texas 75098

FOR LEASE
1,475 SF

NAI Robert Lynn / Retail

TOP AMENITIES + MAP



Available: 2nd Gen 1,475 SF Space



Easy Access to Highway 78 & FM 544



Located on Busy Country Club Road with Excellent Visibility



Across from Collin College with \pm 7,500 Students



Lease Rate: Contact Broker

TRAFFIC GENERATORS:



	1 MILE	2 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,916	41,878	79,657	155,875
EMPLOYEES	777	10,067	17,046	28,774
AVERAGE HOUSEHOLD INCOME	\$114,849	\$112,356	\$117,725	\$126,400
2021-2026 ANNUAL GROWTH	2.58%	2.63%	2.70%	2.45%

N. COUNTRY CLUB RD & W BROWN ST

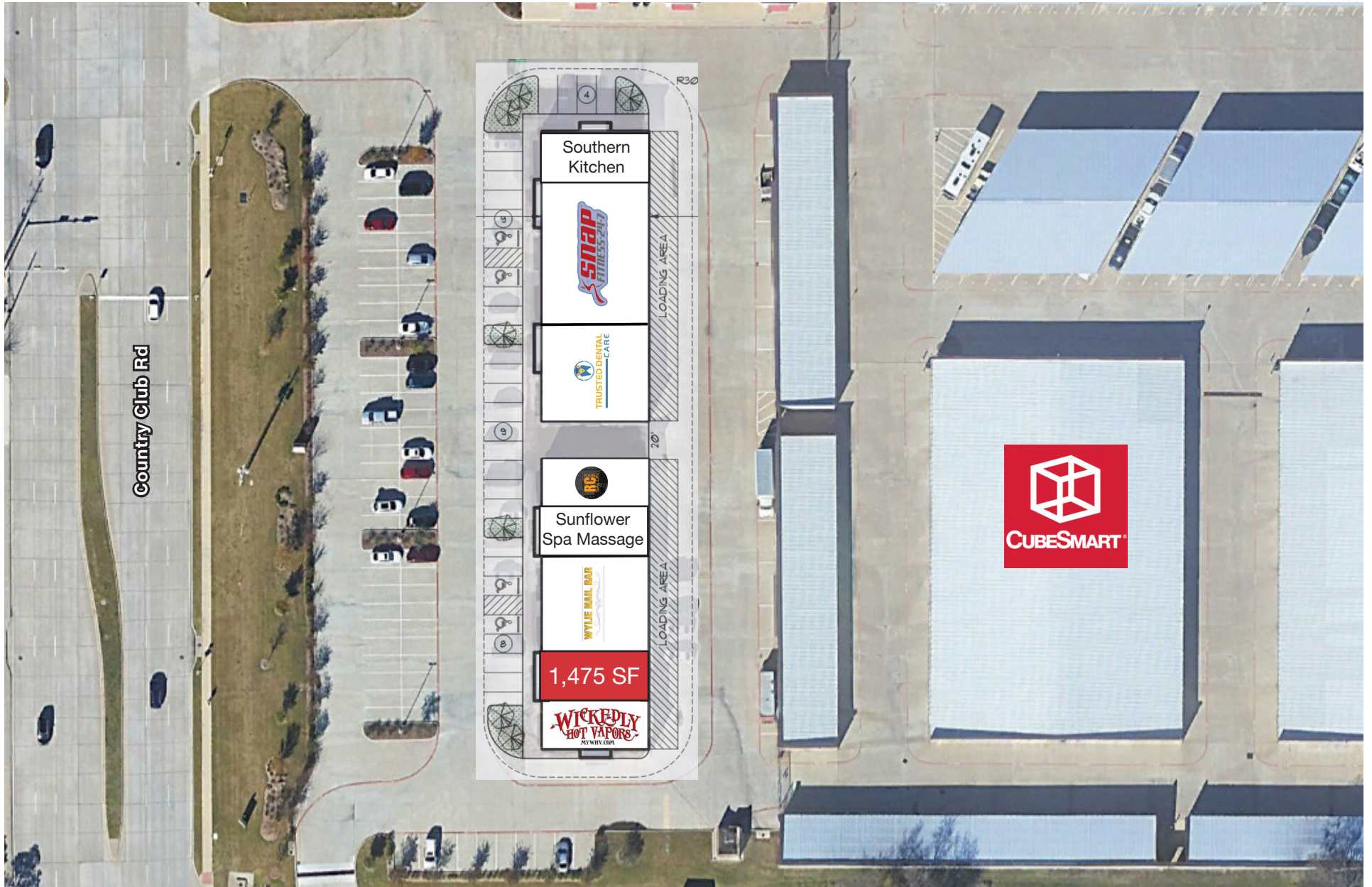
22,532 VPD

Source: STDBonline.com 2021

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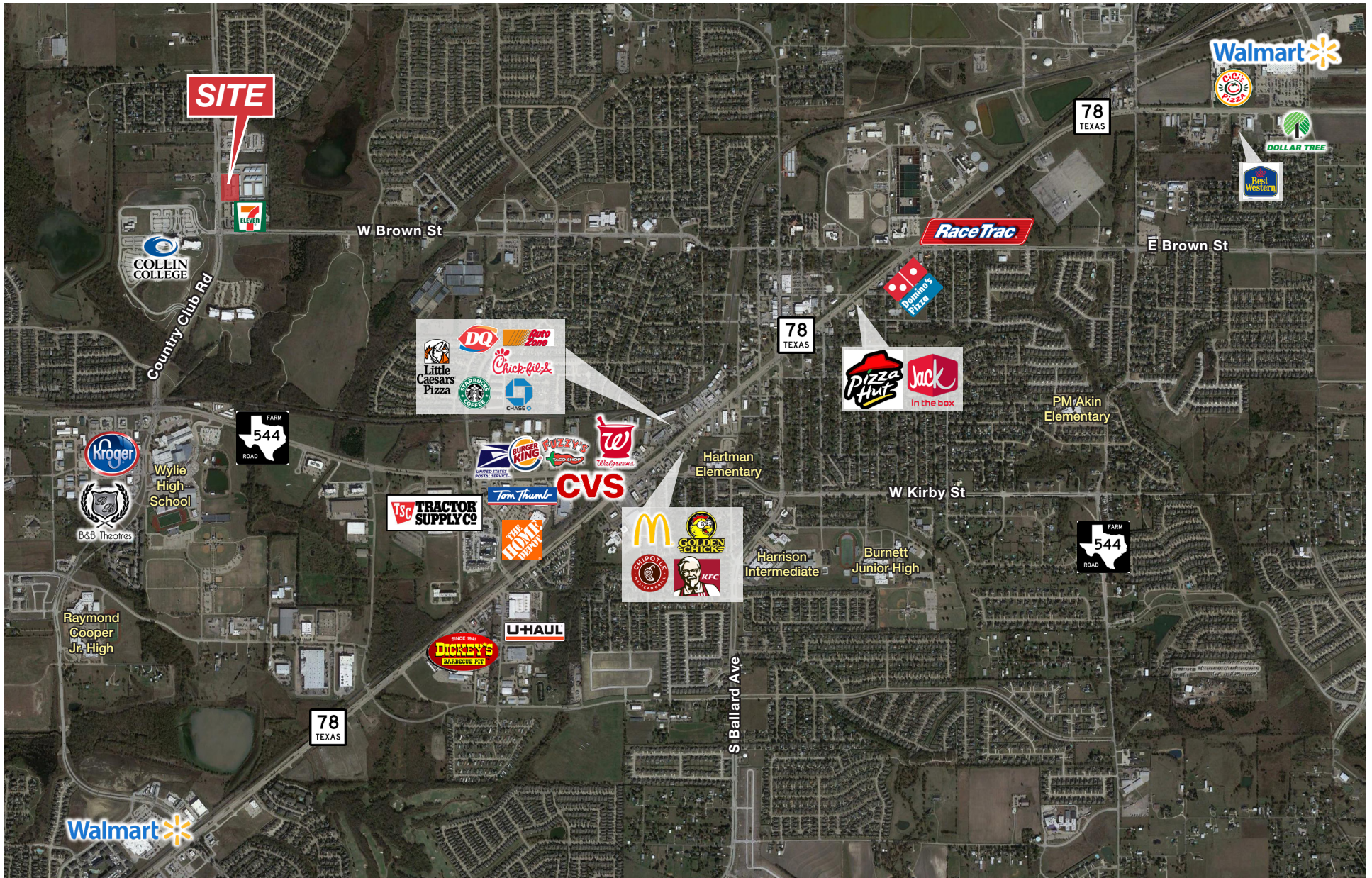
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SITE PLAN



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NAI Robert Lynn

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AGENT

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