



Allan Retail Group

KW COMMERCIAL™

Listing Agency

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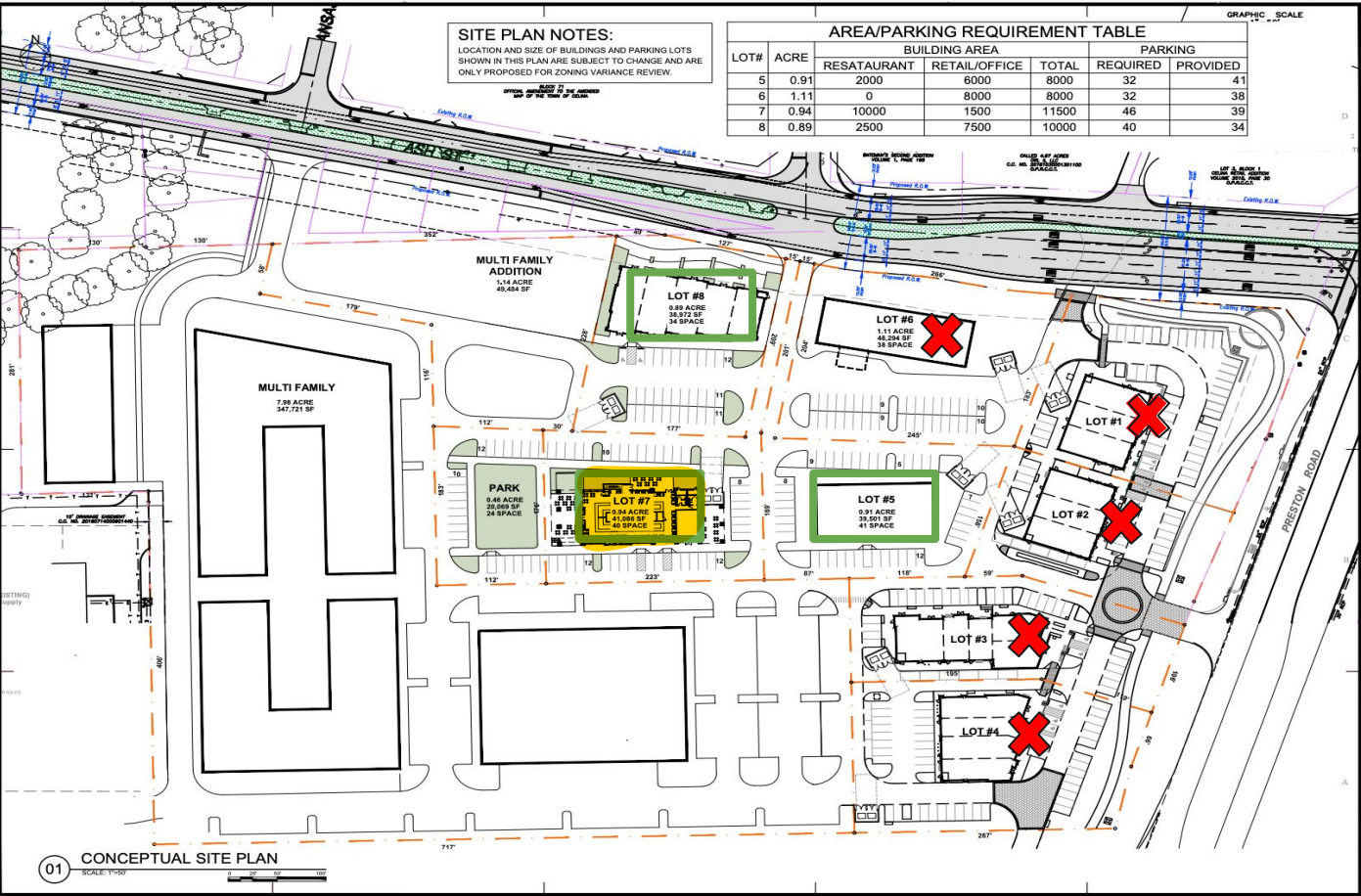
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CLICK FOR CONCEPTUAL ANIMATION





SITE PLAN NOTES:
 LOCATION AND SIZE OF BUILDINGS AND PARKING LOTS SHOWN IN THIS PLAN ARE SUBJECT TO CHANGE AND ARE ONLY PROPOSED FOR ZONING VARIANCE REVIEW.

LOT#	ACRE	BUILDING AREA			PARKING	
		RESAURANT	RETAIL/OFFICE	TOTAL	REQUIRED	PROVIDED
5	0.91	2000	6000	8000	32	41
6	1.11	0	8000	8000	32	38
7	0.94	10000	1500	11500	46	39
8	0.89	2500	7500	10000	40	34

GRAPHIC SCALE

01 CONCEPTUAL SITE PLAN
 SCALE: 1"=50'

- Lot 1 Leased
- Lot 2 Leased
- Lot 3 Leased
- Lot 4 Leased
- Lot 5 Leased
- Lot 6 Under Contract

- Tents List*
- Cook's Children Health
 - OMG Tacos
 - Kid's Karate Studio
 - Kloche Shop
 - Methodist Family Medical
 - Dental Office
 - Nail Salon
 - Engineering Firm

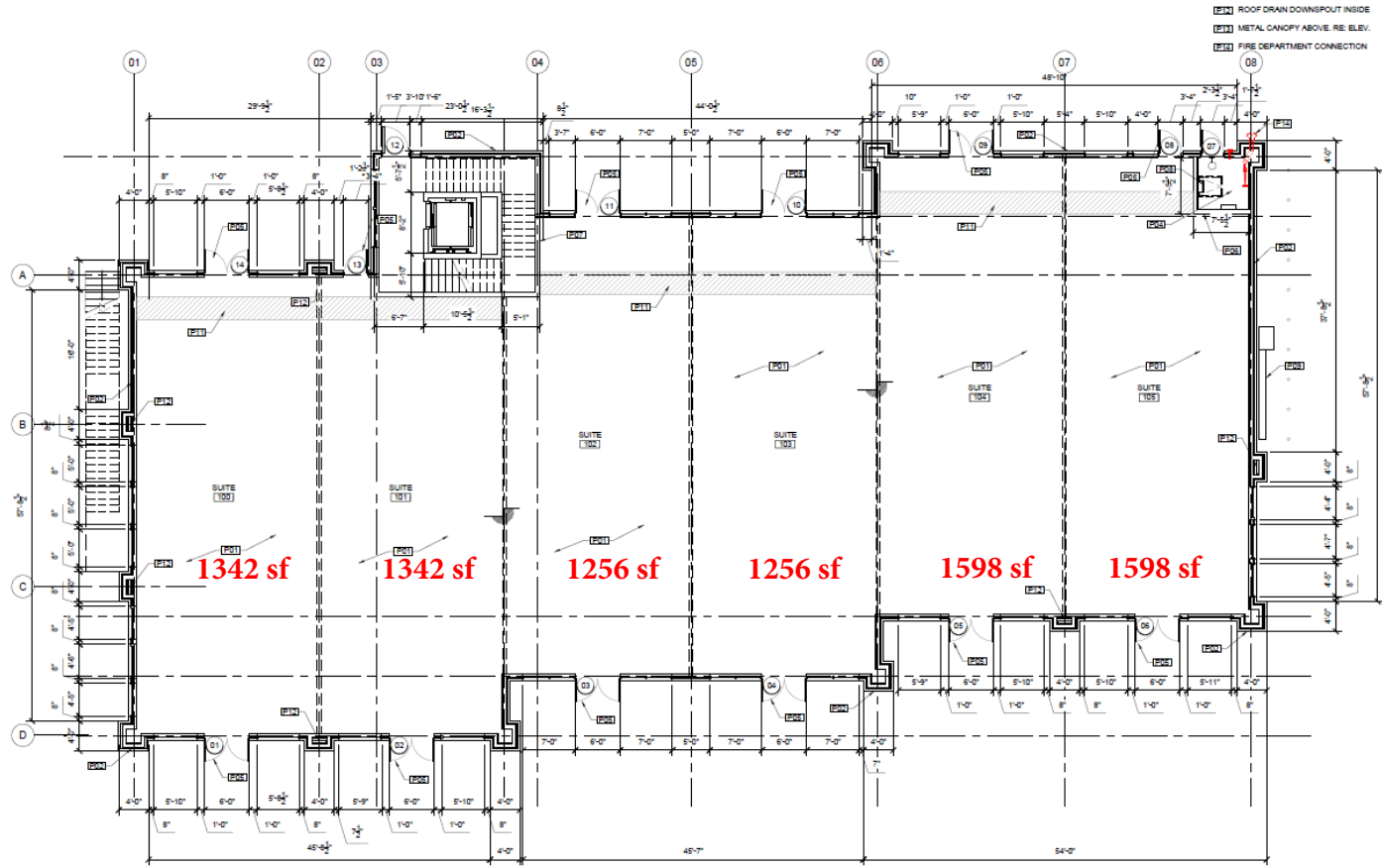
Two Multifamily Buildings
 equaling 700 door

Leasing Opportunities
 Tenant Representative

- Lot 5 & 8
- Lot 7

Results of a local Facebook Poll by
What Restaurant would you most like
to see in Celina Station?

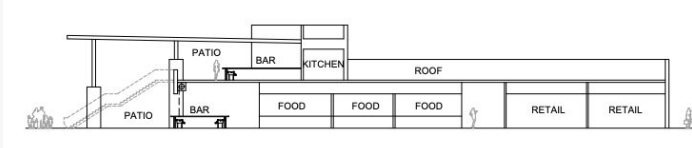
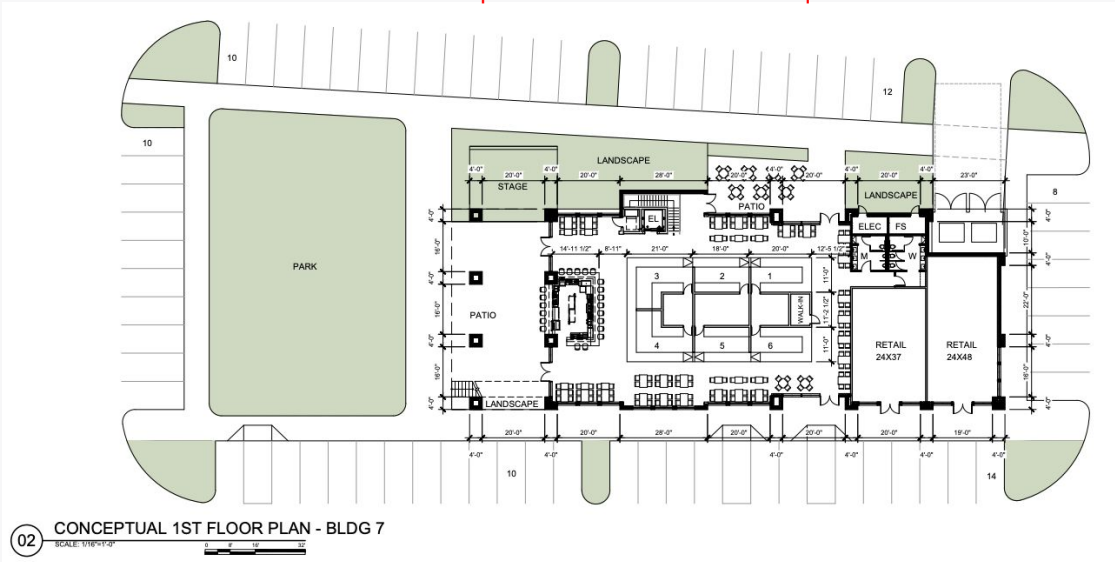




Celina's first Rooftop Restaurant. Located on the corner off Ash and Preston Road

Two story building, rooftop restaurant overlooking a park. Six additional spaces for retail and or restaurants. Set in the heart of Celina Station with 700 multifamily doors adjacent to the west.

Rooftop Bar & Restaurant 3000 sqf





Celina
Square

Doe Branch

Celina Station

Lease Rate
\$32-\$36 sf + NNN est., \$12/f. T&I \$30

Celina EDC & Celina City Grants may be available
(up to \$100K Total)

Time Line
Foundation August- September 2023 Shell Complete
Late Q4 2022 - Q1 2024 Built-outs Late Q1-Q2 2024

Site animation (coming soon)
www.allanretailgroup.com/CelinaStation

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