



Call Idin @ 214-909-0355

Up to 6000 Sq-ft Retail

Perfect For Child and Family Friendly Businesses

2233 Sam Rayburn Hwy, Melissa, TX 75454, USA

- Next to very successful Pinnacle Montessori, usually at 200 children capacity
- Hot spot for the young families
- Perfect location for Karate, Dance Studio, Frozen Yogurt, Hair Salon, Spa, Yoga Class, Mathnasium, Pediatrician, Stem Programs, Popsicle Stores, Cookie stores, Kids Birthday Businesses etc.
- Reasonable rent and small units available
- Cross marketing is priceless



Base Price: \$26 per Sqft
Contracts length: 1-5 years
Finish out Allowance: \$20 per Sqft
Call me for details.

Franchisors:

If you are a franchisor who has business that blooms in young family, mid to high income demographics-

1. Ask your sales department if they have leads in this area
2. Ask your sales team to send an email campaign to your existing franchisees.

Franchisees:

If you are a franchisee who has business that blooms in young family, mid to high income demographics and have a desire to grow your footprint

1. Ask your franchisor if they will approve a territory in this area
2. Contact us to manage a tour for you.

3. Ask your marketing department to boost Google Adwords in this area for franchise leads
4. Once you have substantial leads, ask them for a tour of the site. We will assist.
5. Ask your prospect franchisee to sign a lease with our retail plaza
6. Get your franchise agreement signed and onboard your franchisee.

3. If the franchisor has questions about feasibility or demographics, have them call us.
4. Once the franchisor agrees, sign your lease with us.
5. Sign your franchise agreement
6. Finish your buildings finish out. Our construction team can assist.
7. Set up and start your new location.



Individual Business Owners

1. Give us a call for a tour or information on the demographics
2. Let us know if you need assistance with the finish out
3. We would love to help you get started and guide you in starting a new store.

- We can offer an hour of free consultation on marketing ideas that has been proven to be successful for our Pinnacle Montessori franchise investors. Only after a signed lease agreement.



Melissa, TX 75454: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2015

Update Frequency: Annually

■ 2015
■ 2020 (Projected)



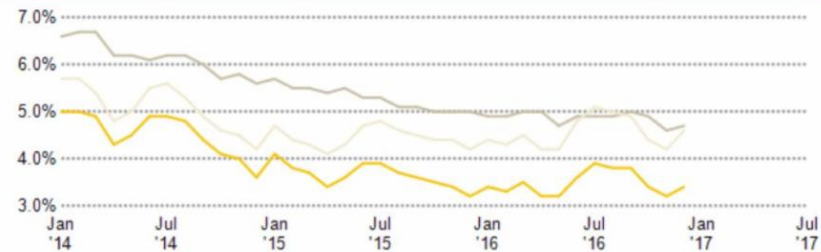
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

■ Collin County
■ Texas
■ USA



See The Location On The Google Map



If you have any questions or would like to schedule a viewing, call or email me.

Idin Moghaddam
Pre Opening Support | Retail Leasing | Construction Management
for
Pinnacle Montessori Investors
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[Know More About Pinnacle Montessori](#)



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