



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

FOR LEASE

MIDWAY POINT \$24.00/SF/ NNN

NNN: \$9.81/sf (estimated)

1515 Hewitt Dr
Waco, TX 76712

AVAILABLE SPACE - FORMER SUPER CUTS
1,320 SF

Exclusively offered by:

Gregg Glime, CCIM
254 313 0000
greggglime@greggglimecre.com

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COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 North Valley Mills Drive, Waco, TX 76710
254.776.0000



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1515 Hewitt Dr, Waco, TX 76712

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OFFERING SUMMARY

Available SF:	1,320 SF
Lease Rate:	\$24.00 sf/yr (NNN)
Lot Size:	1.83 Acres
Year Built:	2014
Building Size:	13,400 SF
Zoning:	C-3

PROPERTY OVERVIEW

Second generation space at a signalized intersection on Hewitt Drive. Located within Waco's fastest growing suburb - Hewitt, TX. There are limited availabilities on Hewitt Dr. This center is exposed to great traffic counts with exceptional and strong performing co-tenants. Surrounded by new homes, K-12 school campuses and within close proximity to highways and services Waco's industrial park (25,000+ daytime employees).

PROPERTY HIGHLIGHTS

- Second Generation Space
- Strong performing Co-Tenants
- Signalized Intersection
- 28,000+ vpd (2015 count)

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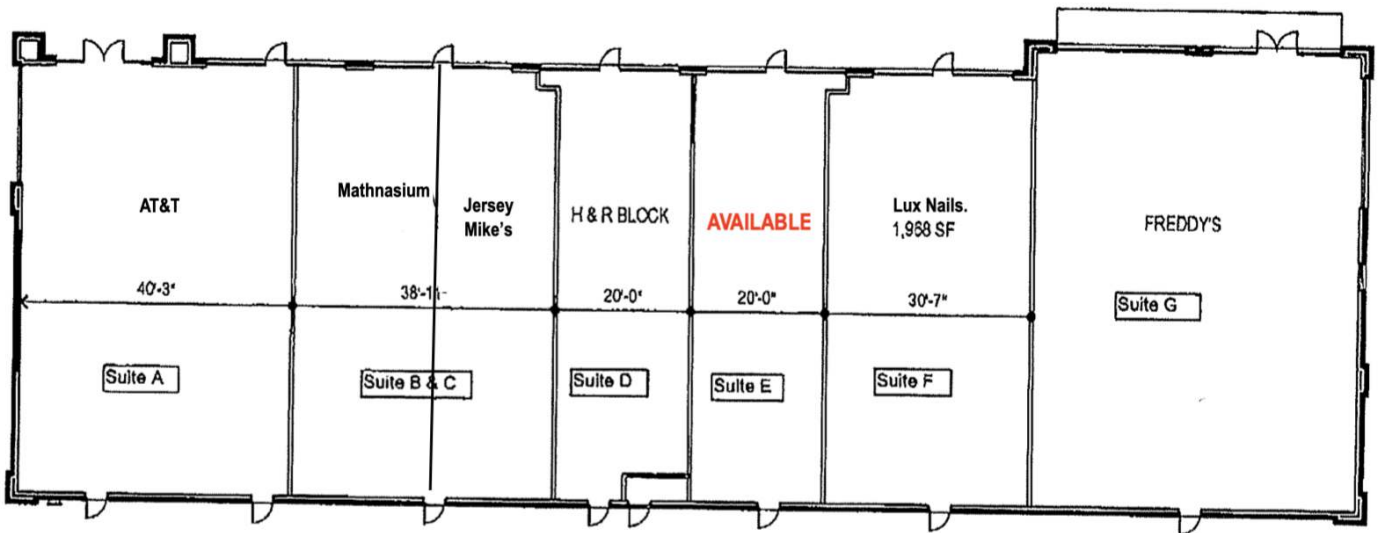
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