

## RETAIL PROPERTY AVAILABLE FOR LEASE



### OFFERING SUMMARY

Available:	2,000 - 8,000 SF
Lease Rate:	Call for Pricing
Building Size:	20,000 SF
Market:	North East
Traffic Count 1:	191955
Street Name 1:	IH 35
Traffic Count 2:	65260
Street Name 2:	Loop 1604

### PROPERTY OVERVIEW

Northeast corner of IH 35 and Loop 1604 directly across IH 35 from the new IKEA. Co-tenants include Sweetwater Hot Tubz and Quartermain's Pub

### PROPERTY HIGHLIGHTS

- Suite 100 - 6,000 SF - End Cap Space - can be combined
- Suite 103 - 2,000 SF - can be combined
- 325 feet of IH 35 frontage next to Regal Cinemas
- Signage visible from all traffic corridors
- Signage height 65 FT; Panels up to 148.5 FT
- NNN: \$6.09

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,211	26,016	68,539
Total Population	8,419	71,624	192,534
Average HH Income	\$65,311	\$65,617	\$67,343

### BEVERLY BARSHOP

Broker  
210.826.0036 x29  
beverly@rfmcommercial.com

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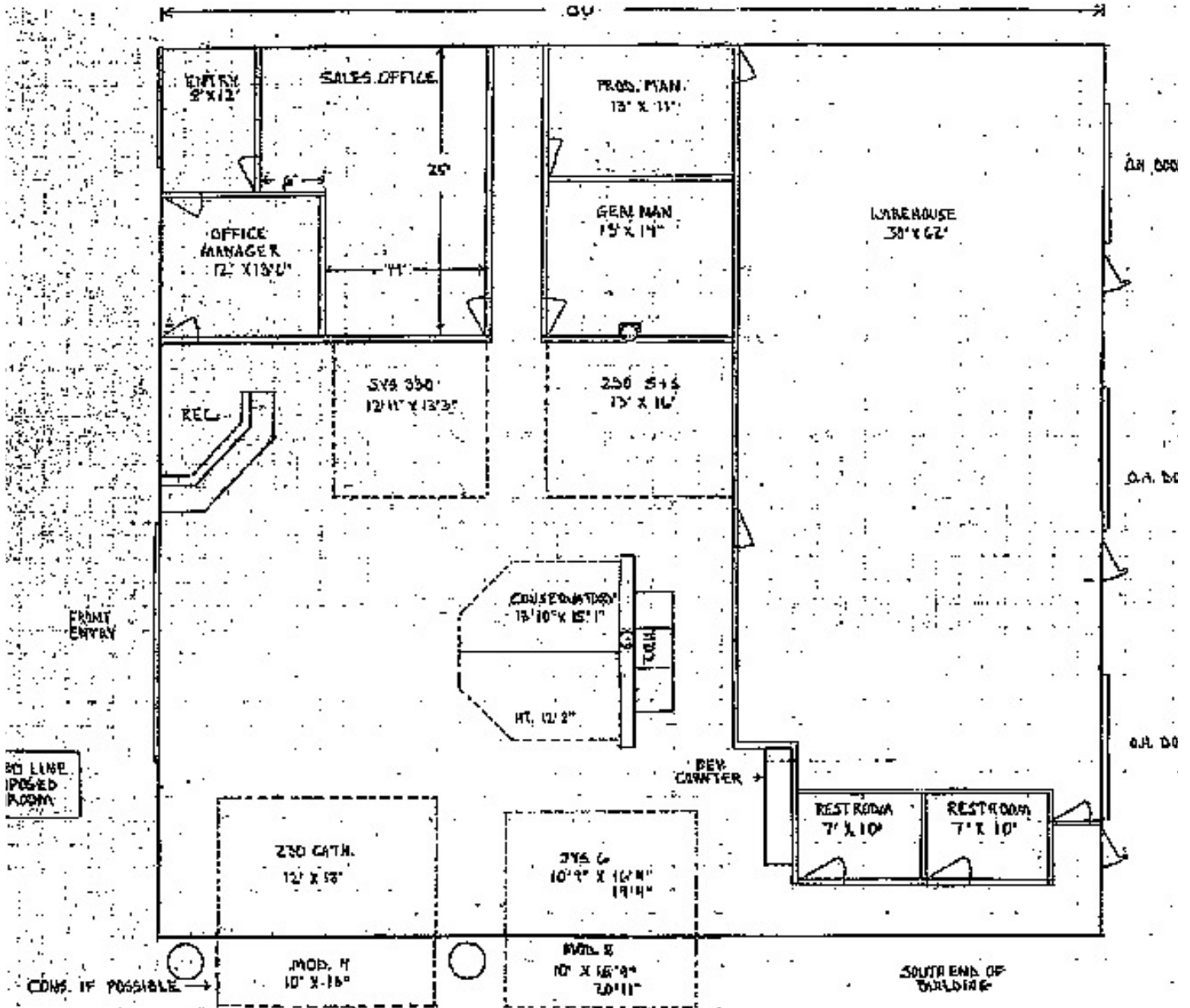
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1 SUITE 100 6,000 SF  
Floor Plan Information

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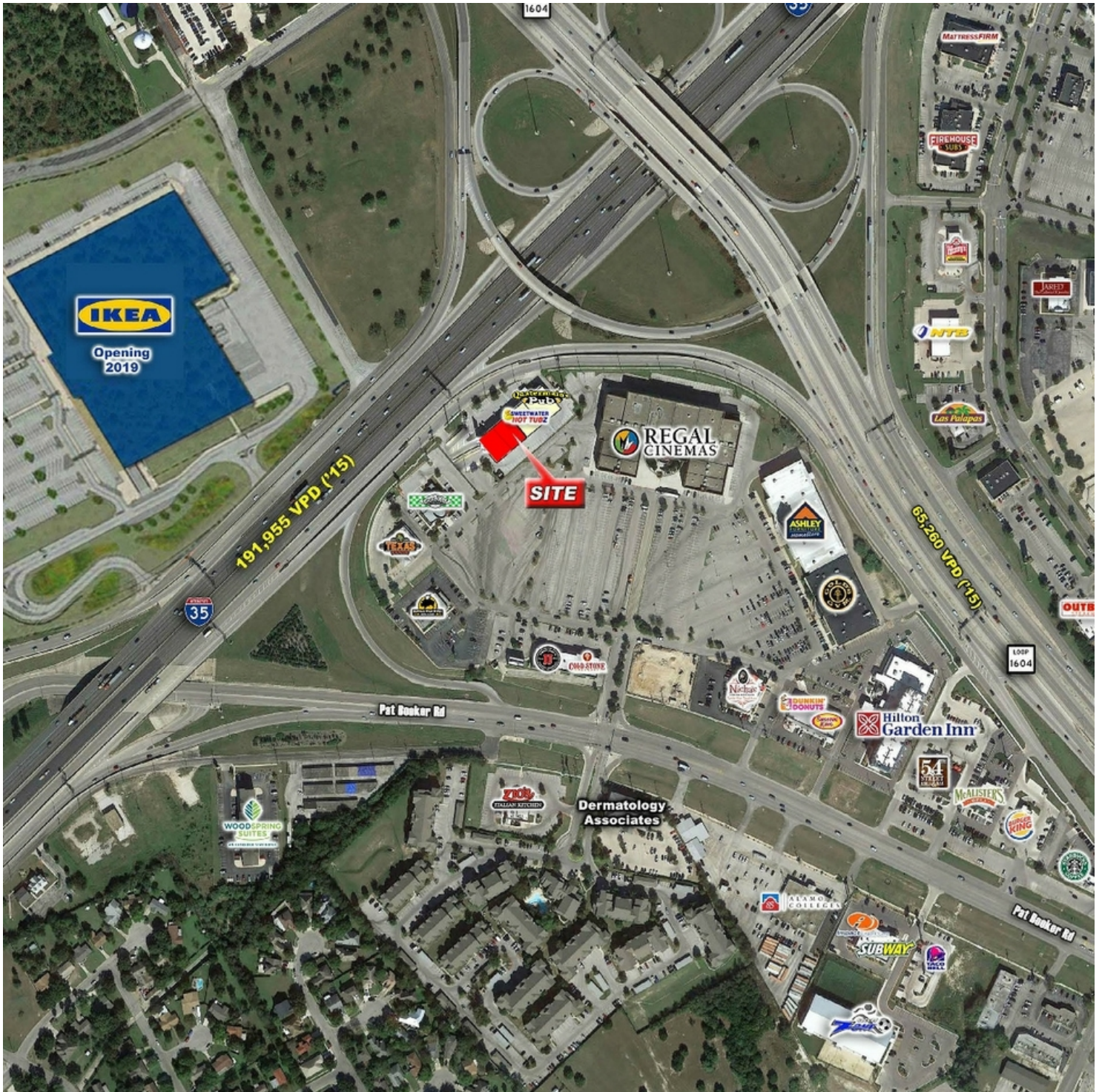
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# ACROSS IH 35 FROM IKEA

13902 IH 35 | Live Oak, TX 78233

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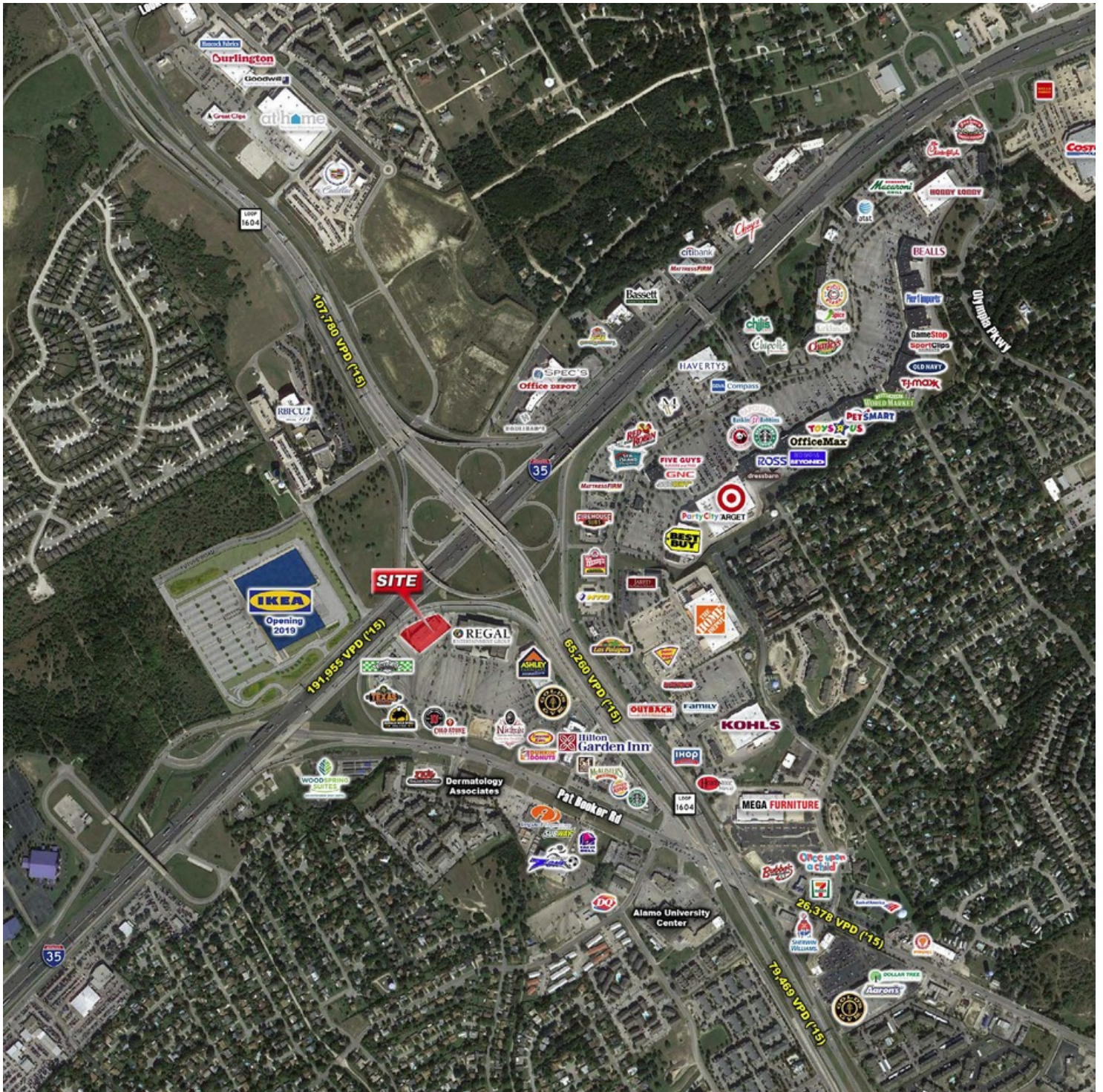
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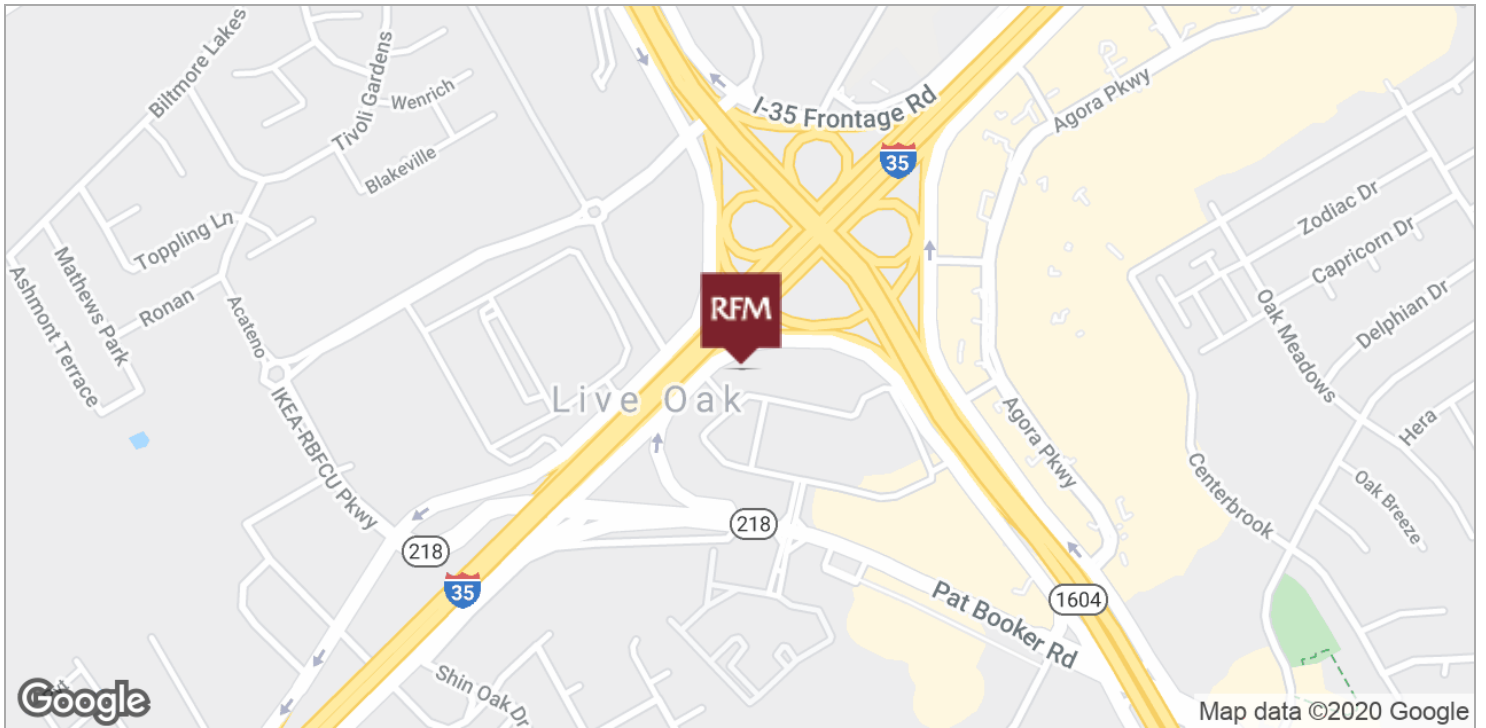
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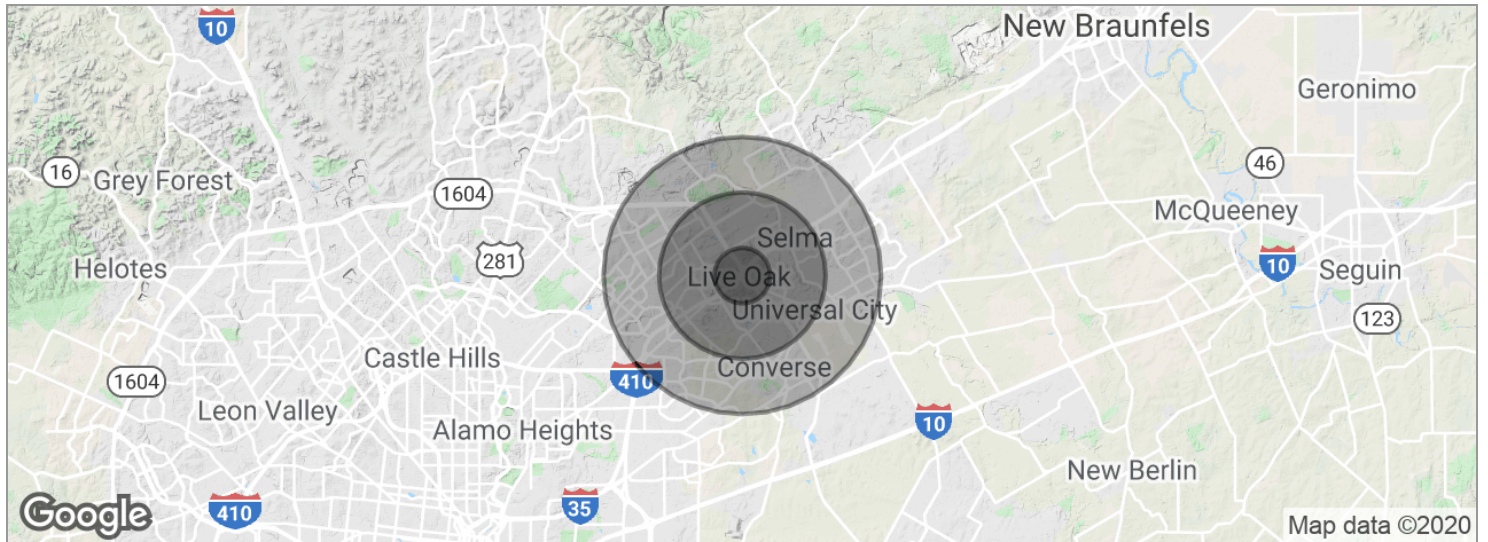
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Total population	8,419	71,624	192,534
Median age	33.0	33.4	34.5
Median age (Male)	31.2	31.6	32.6
Median age (Female)	33.8	34.9	36.2
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Total households	3,211	26,016	68,539
# of persons per HH	2.6	2.8	2.8
Average HH income	\$65,311	\$65,617	\$67,343
Average house value	\$175,352	\$141,008	\$138,365

\* Demographic data derived from 2010 US Census

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