



**611 W HIGHWAY 6**

Waco, TX 76712

**LEASE**



## **PROPERTY OVERVIEW**

Great medical space at Meadowlake Center.

### **PROPERTY HIGHLIGHTS**

- Great second generation medical space
- 3 offices
- Great waiting area
- Multiple restrooms
- 3,316 rsf
- Lease rate \$18.00/rsf, nnn "As Is"

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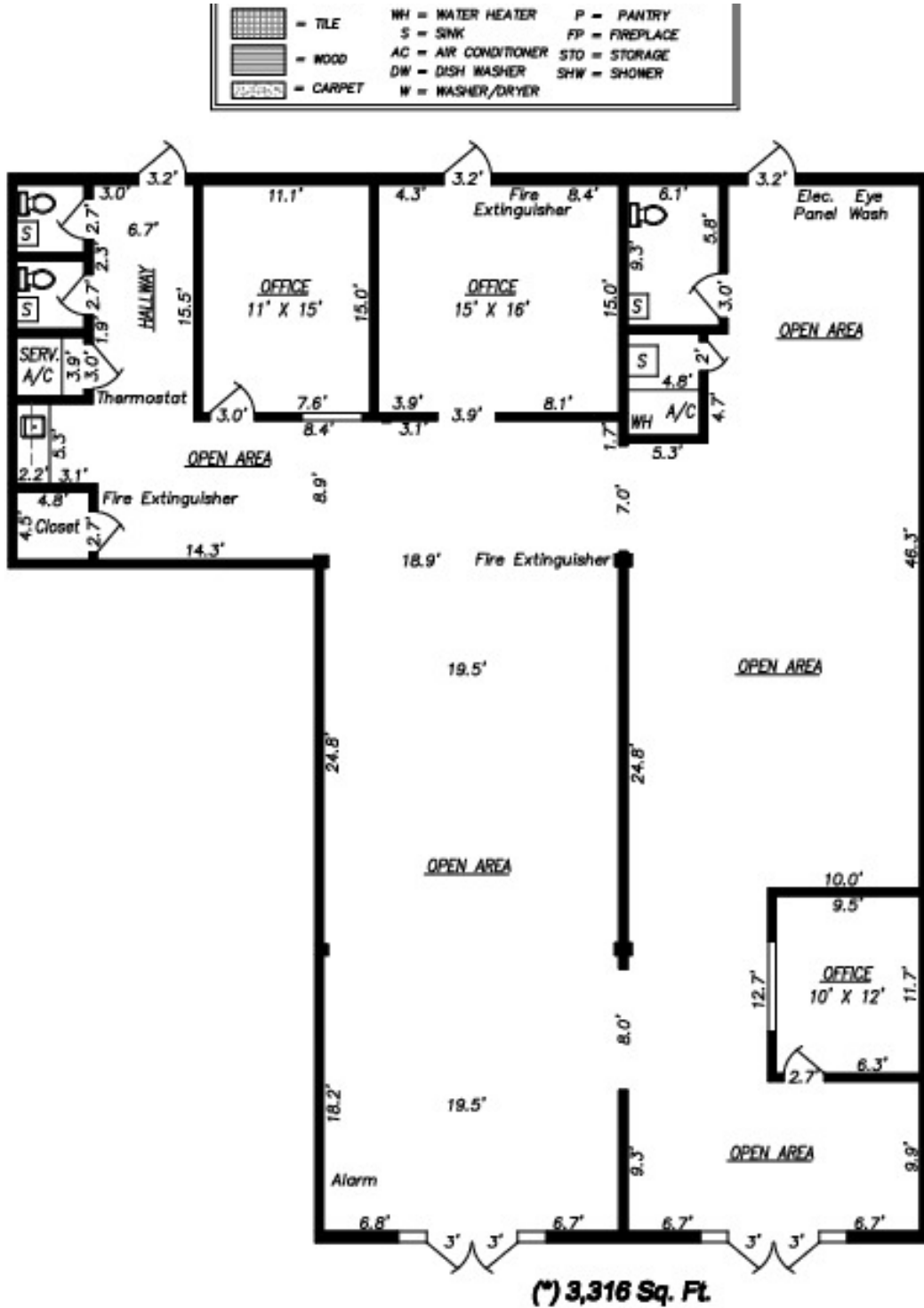
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(\* ) Every attempt has been made to ensure the accuracy of this drawing, however it is to be used for presentation purposes only. Not attempting to verify exact square footage or to be construed as a survey.

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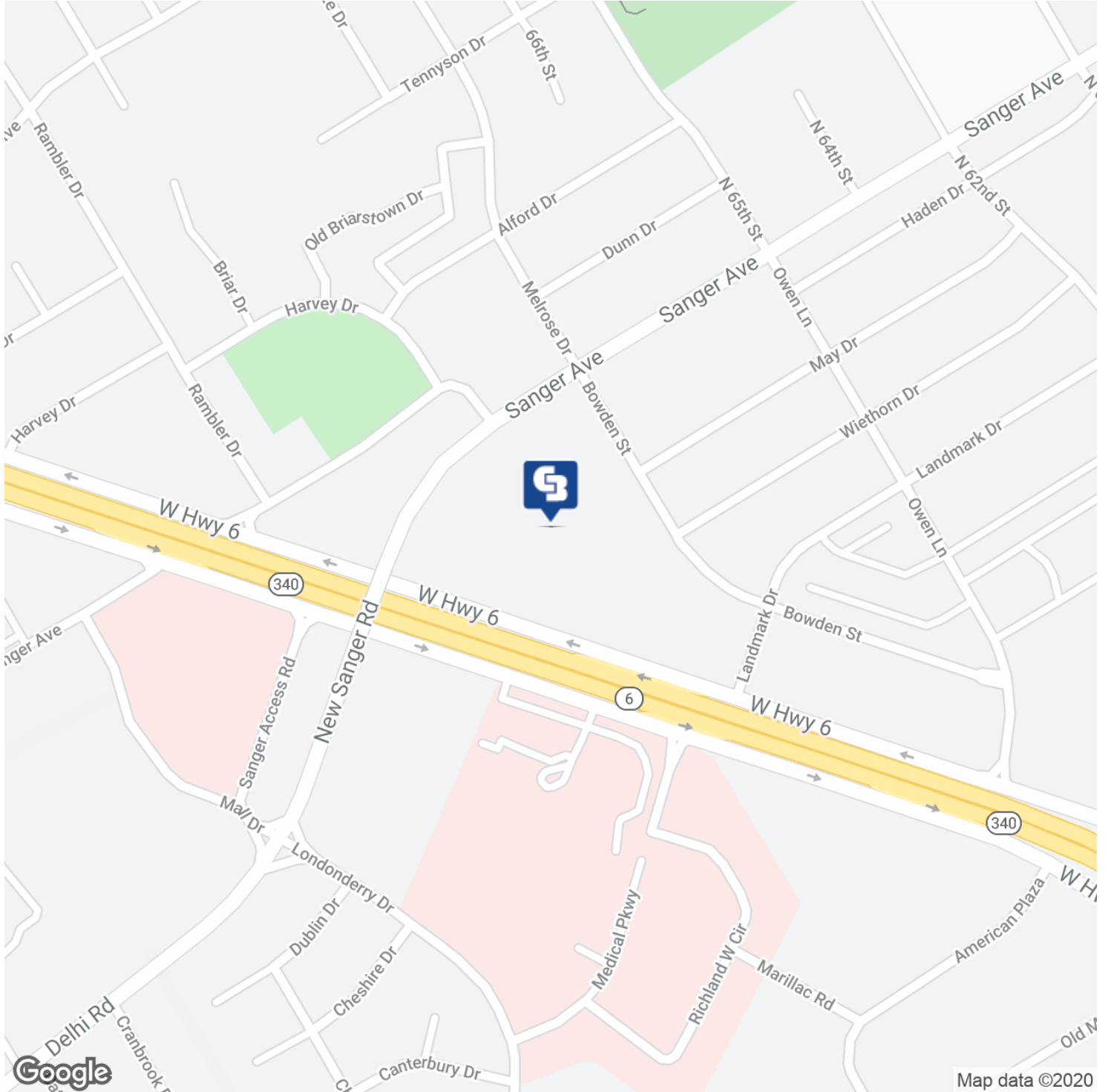
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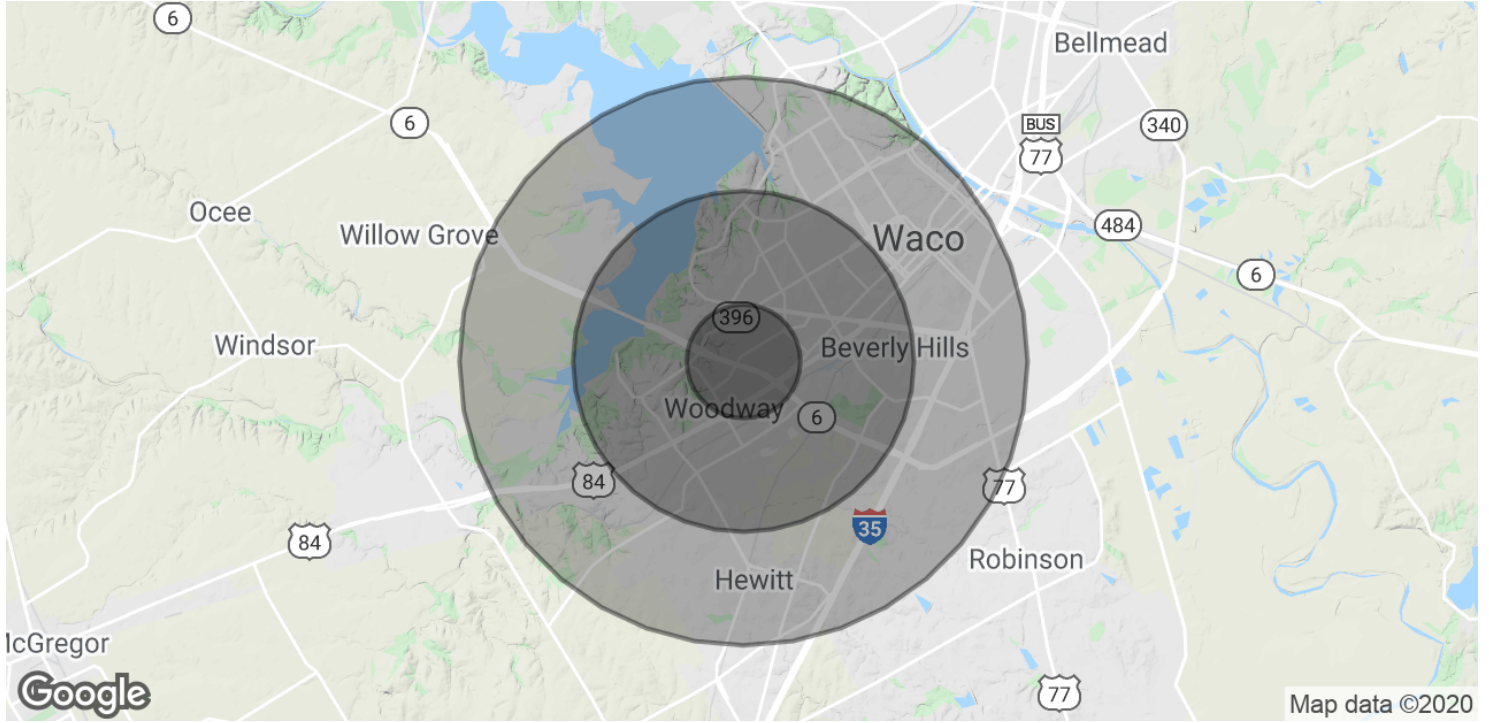
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,523	51,351	115,312
Average age	38.1	37.4	34.4
Average age (Male)	35.2	36.2	33.8
Average age (Female)	41.9	38.7	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,615	20,270	42,573
# of persons per HH	2.5	2.5	2.7
Average HH income	\$56,542	\$57,527	\$53,563
Average house value	\$164,199	\$161,130	\$142,782

\* Demographic data derived from 2010 US Census

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