

HWY 71, BASTROP, TX 78602

# BASTROP MEDICAL

## AT THE GROVE

MEDICAL / OFFICE / RETAIL | LEASE



### LEASING INFORMATION

TYLER DUTTON

512.441.1062

TYLER@KPGCOMMERCIAL.COM

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HWY 71, BASTROP, TEXAS 78602

## ✓ AVAILABILITY

+/- 2,168 SF

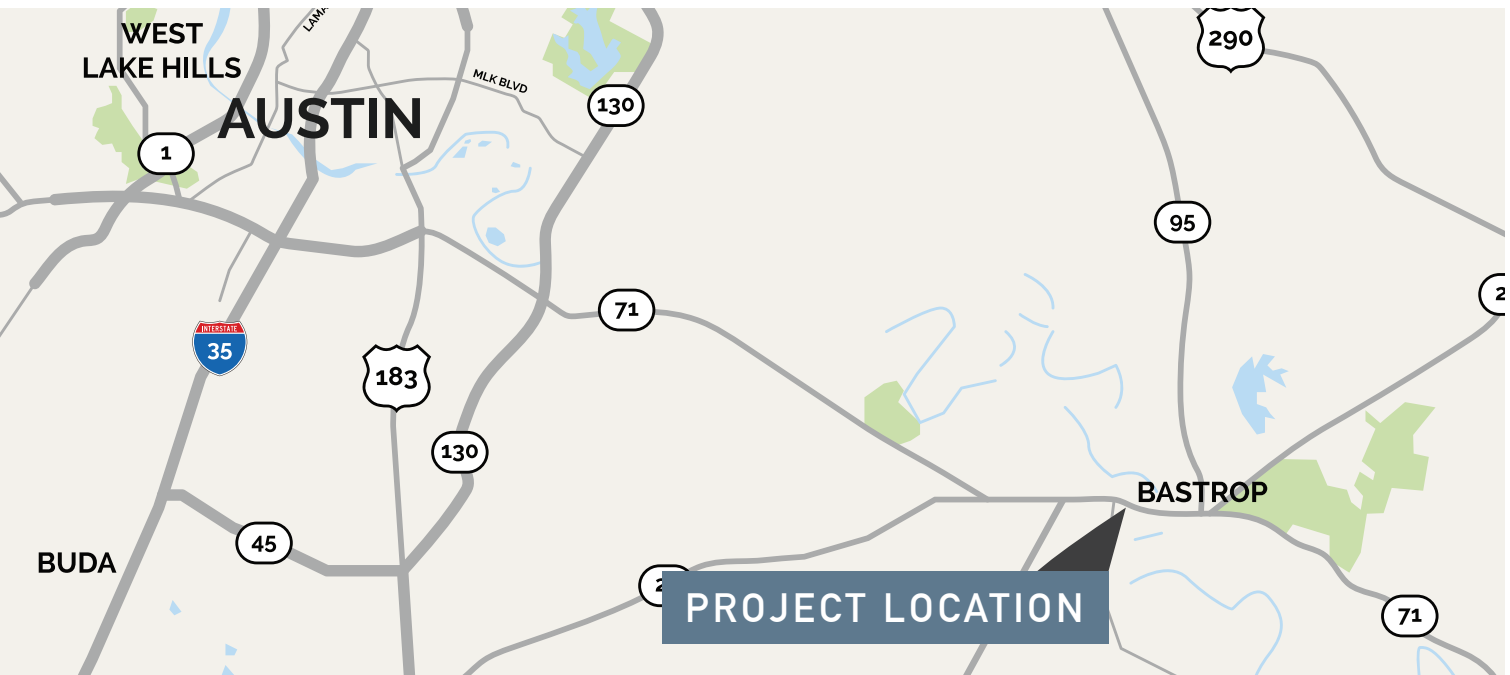
## 💰 LEASE TERMS

RATE: \$30/RSF + NNN

TI: \$35/RSF

TERM: 5-10 year

PROPERTY INFORMATION



## ★ FEATURES

### LOCATION

- High Visibility on HWY 71
- In front of Ascension Seton Hospital
- Easy access from Hwy 71 frontage Road

### BUILDING

- Anchored by Austin Regional Clinic
- Deliver Date - Q3 2020
- Parking Ratio - 1:250 square feet

### DEMOGRAPHICS

(5-MILE, CoStar 2019)

- Population- 17,228
- Med Household Income - \$54,975
- Household Growth  
2019-2024 - 12.75%



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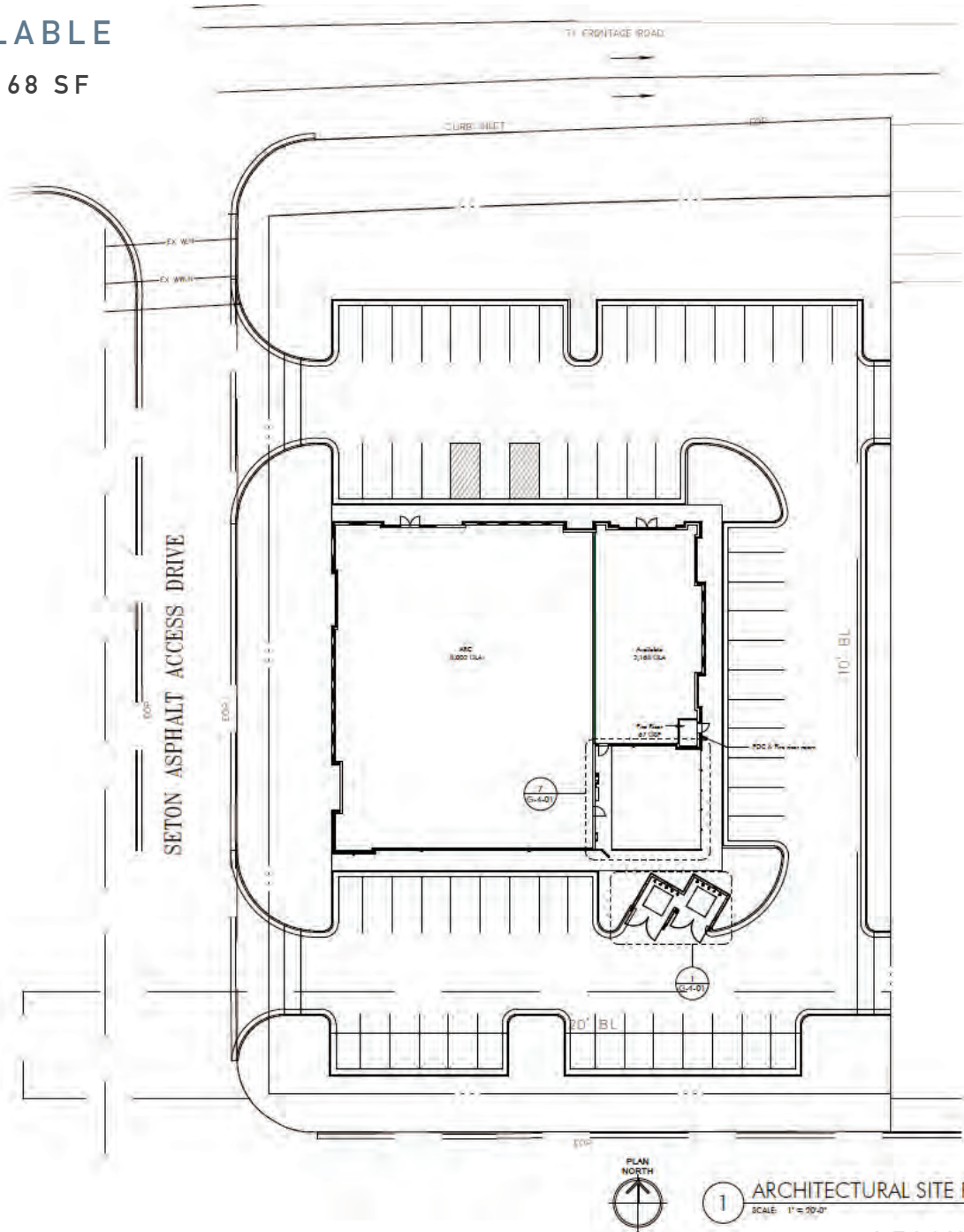
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SITE PLAN



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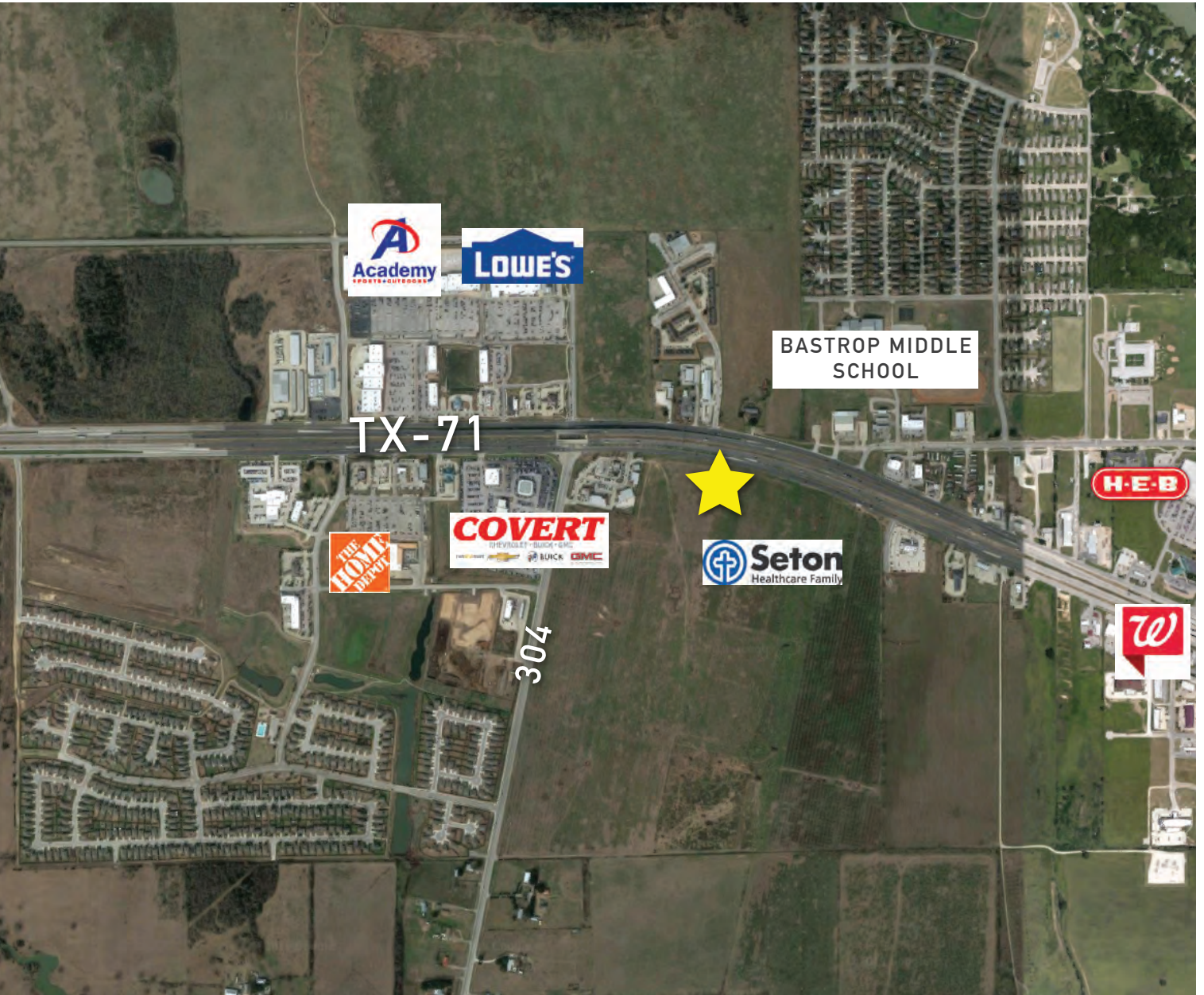


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AREA MAP



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PROJECT PHOTOS



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