



**LLANO**  
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

710 23RD STREET

Canyon, TX 79015

JOSH LANGHAM

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RETAIL PROPERTY  
FOR LEASE

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Great location in New Retail building on Main Street - Canyon Texas.

### PROPERTY HIGHLIGHTS

- > Available square feet from 1250 to 2588
- > Base Lease rate 22.00 per square foot
- > TI Allowance included at 20.00 per square foot
- > NNN Expense estimated 4.86 per square foot
- > 5 Year Initial term with Options Available
- > 12.5% bump after Fifth year of term

### OFFERING SUMMARY

Lease Rate:	\$ 22.00 - 26.00 SF/yr (NNN)
Available SF:	1,250 - 2,588 SF
Lot Size:	
Building Size:	6,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,166	5,579	6,174
Total Population	5,853	15,036	16,971
Average HH Income	\$47,265	\$48,270	\$50,468

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## RETAILER MAP



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## ADDITIONAL PHOTOS



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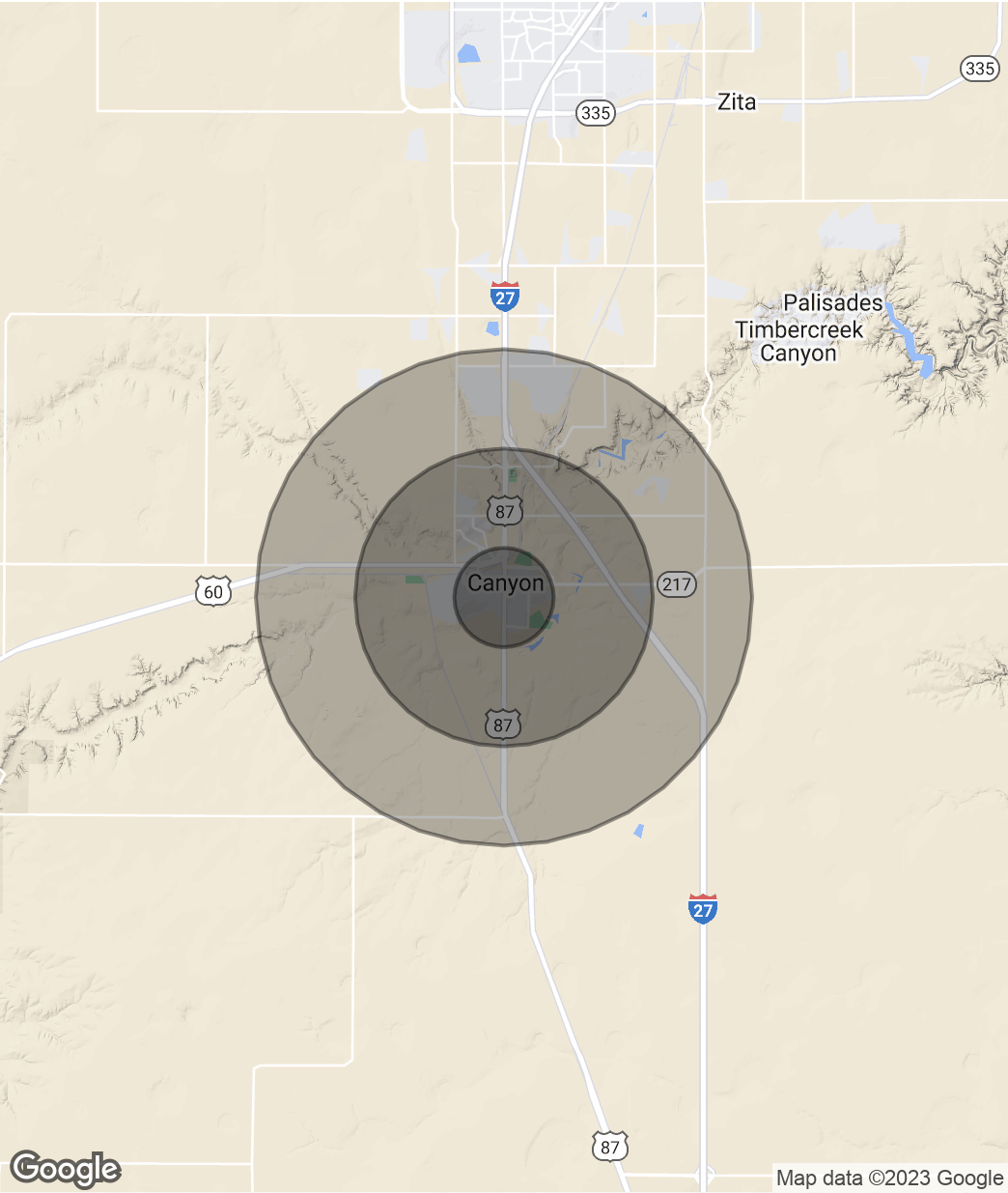
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,853	15,036	16,971
Average age	24.9	25.2	26.3
Average age (Male)	25.6	25.9	26.6
Average age (Female)	25.2	25.6	26.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,166	5,579	6,174
# of persons per HH	2.7	2.7	2.7
Average HH income	\$47,265	\$48,270	\$50,468
Average house value	\$117,327	\$120,079	\$125,462

\* Demographic data derived from 2020 ACS - US Census



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