



**LLANO**  
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

**710 23RD STREET**

Canyon, TX 79015

**JOSH LANGHAM**

806.392.9912 x1  
jjl@llanoregroup.com

**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

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

### DEMOGRAPHICS

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

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# RETAILER MAP



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## ADDITIONAL PHOTOS



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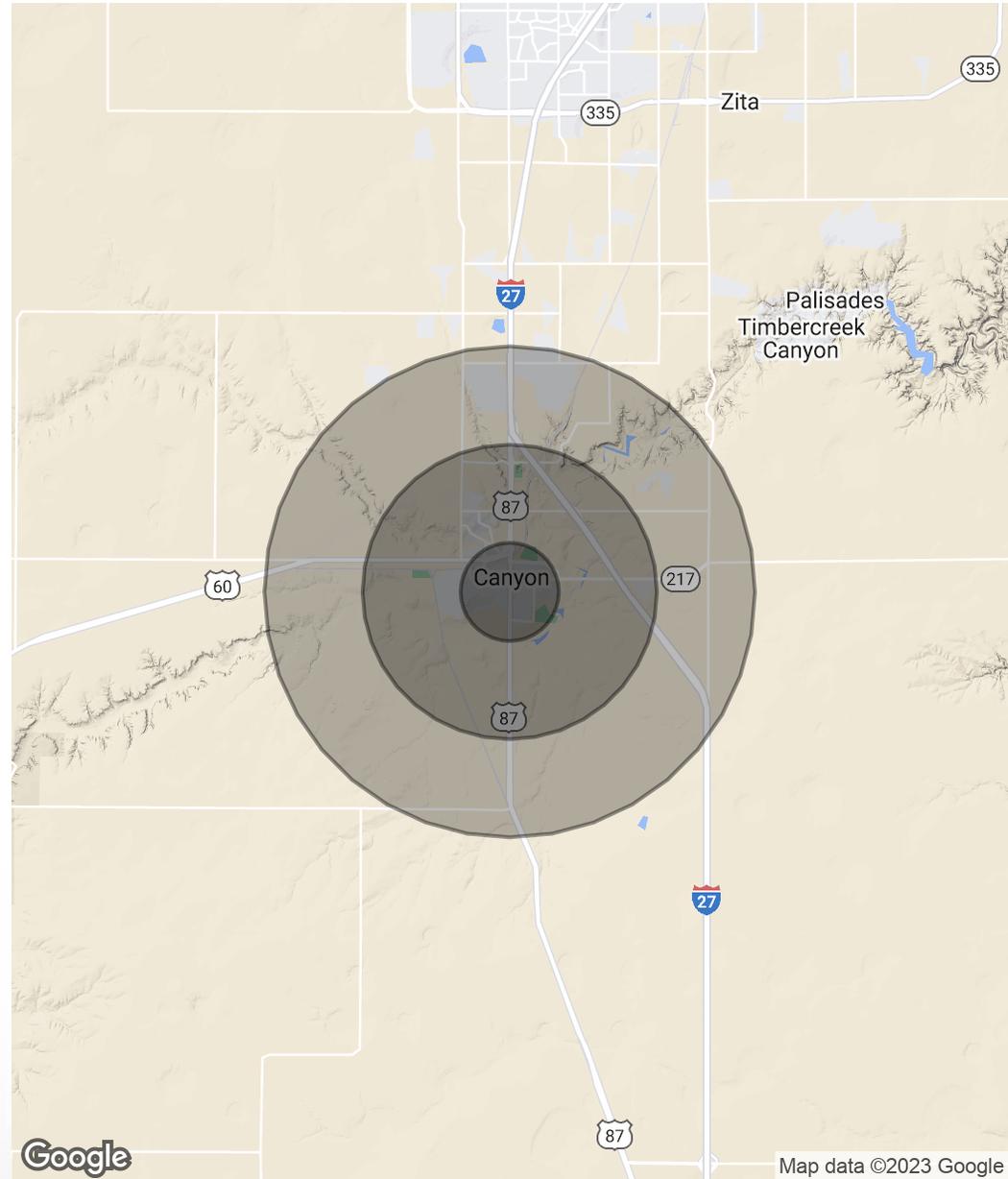
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# DEMOGRAPHICS MAP & REPORT

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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