

2524 E HWY 190
HWY 190 RETAIL
COPPERAS COVE, TX 76522

OFFICE BUILDING FOR LEASE



Presented by:

WILL MORRIS

254.778.6675

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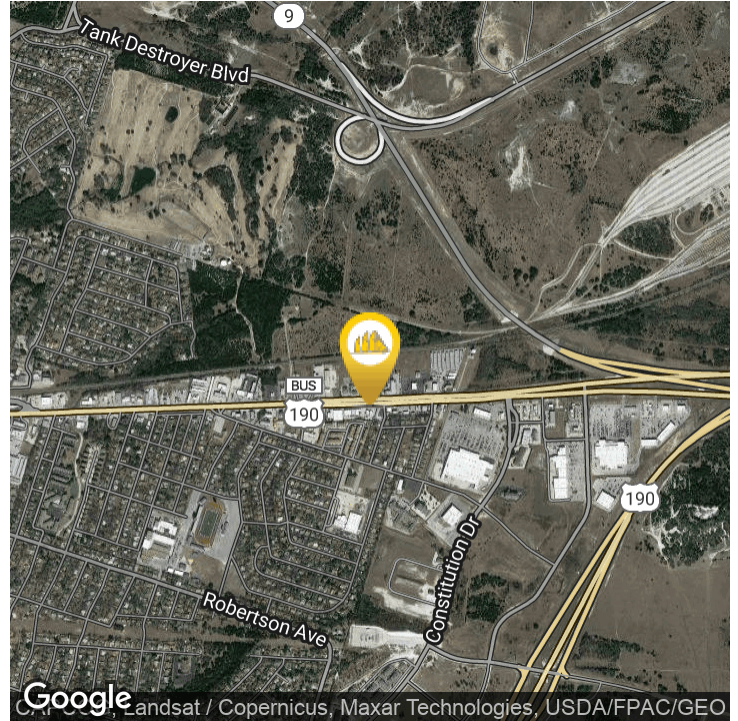


CHARTER REAL ESTATE
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Building Size:	1,511 SF
Available SF:	1,511 SF

PROPERTY OVERVIEW

Previous cellular business, this standalone building neighbors Starbucks on business E HWY 190.

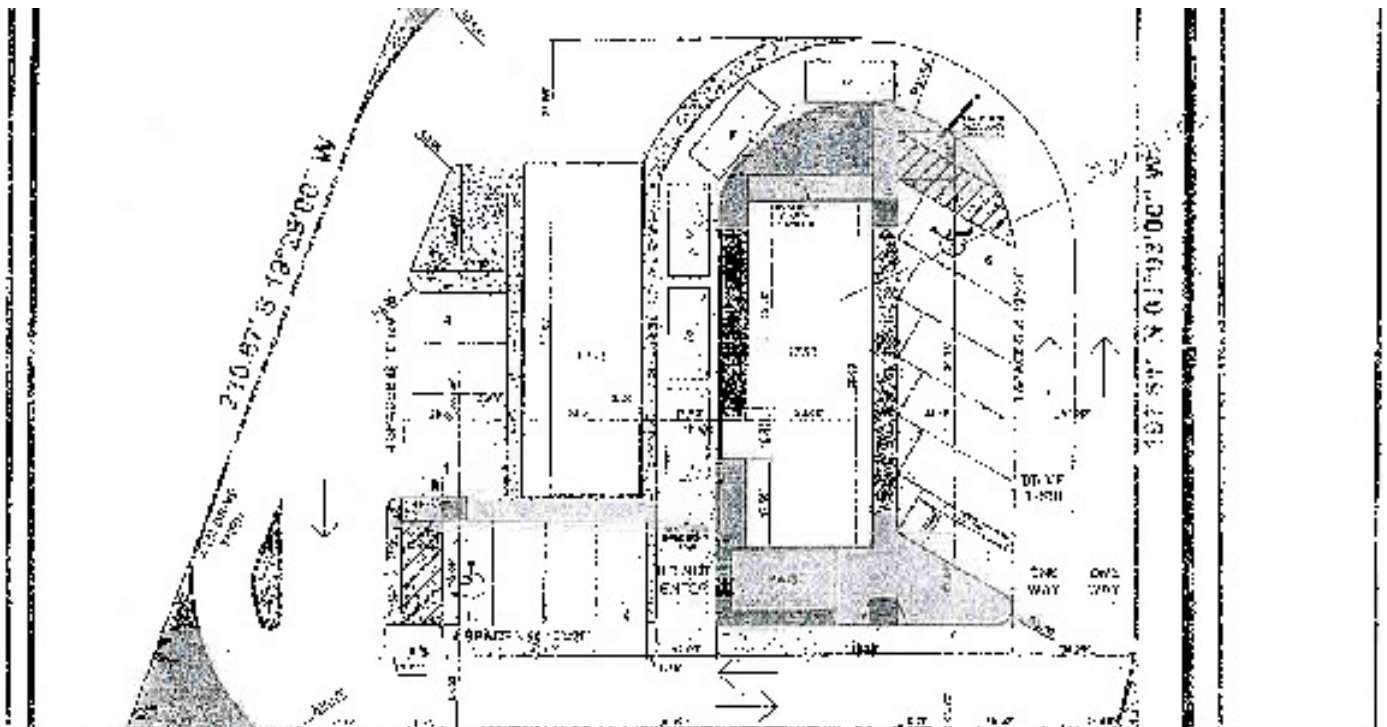
PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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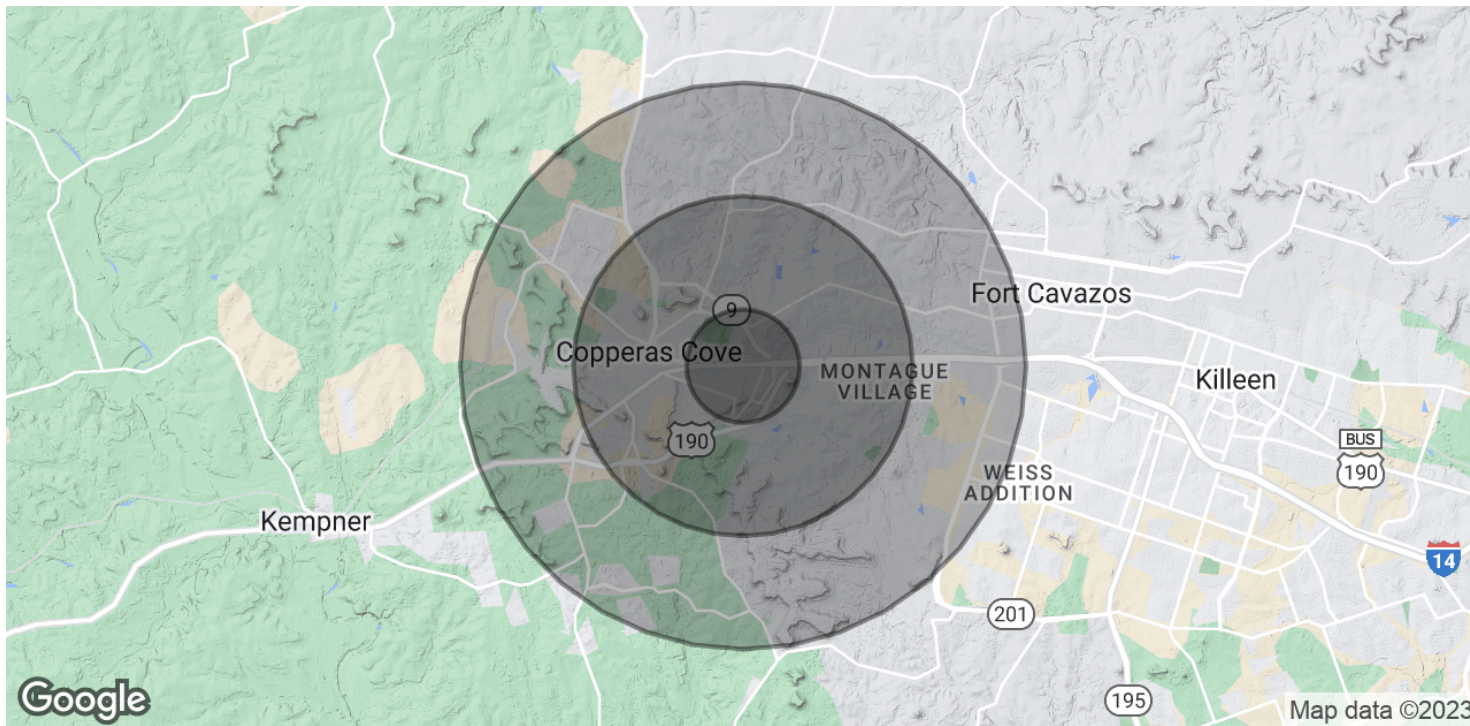
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,675	23,246	53,871
Average Age	30.0	29.8	27.4
Average Age (Male)	28.8	29.1	26.3
Average Age (Female)	32.7	32.1	28.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,613	7,327	16,077
# of Persons per HH	2.9	3.2	3.4
Average HH Income	\$54,910	\$56,602	\$55,182
Average House Value	\$126,991	\$114,796	\$111,964

* Demographic data derived from 2020 ACS - US Census