

# ANTILLEY MARKET PLACE

6011 Hospital Drive, Abilene, TX 79606

EXECUTIVE  
SUMMARY



**Coming Soon. Now Pre-Leasing.**  
**1,200 to 9,000sf Available.**

**Call for Availability and Rates.**  
**Erik Paul Johnson (325) 439-0186**



## OFFERING SUMMARY

Available SF:	1,220 - 9,171 SF
Lease Rate:	Call for Rates
Year Built:	2021
Building Size:	11,632 SF
Zoning:	PDD

## PROPERTY OVERVIEW

Antilley Market Place Coming Soon. Now Pre-Leasing. Available square feet from 1,220 to 9,000 sf. Located near Hedrick Medical Center South (formerly Abilene Regional Medical Center). Suggested users include: retail, restaurants, professional office, medical supply, pharmaceutical, and financial.

## PROPERTY HIGHLIGHTS

- Retail / Restaurant / Professional Office space available near Hedrick Medical Center South
- Tenant Improvement Allowance negotiable
- 10 year initial term with renewal options available.
- Spaces may be combined.
- All Lease Space sizes are approximate.
- NNN type lease.

ERIK PAUL JOHNSON

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LOCATION  
MAP



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Brokerage makes no representation as to accuracy of all data presented.

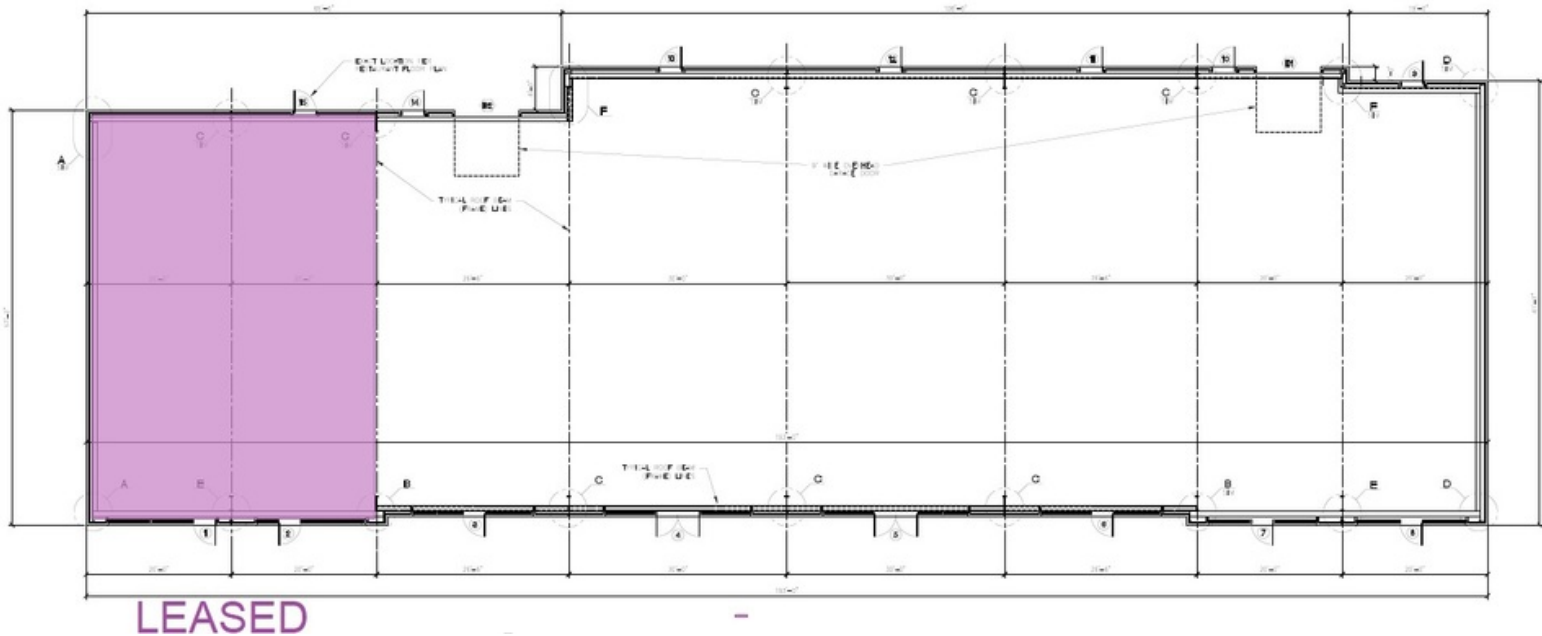


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6011 Hospital Drive, Abilene, TX 79606

LEASE  
SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	10 Years Minimum
Total Space:	1,220 - 9,171 SF	Lease Rate:	Call for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6011 Hospital Dr	Available	1,454 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	1,830 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	1,830 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	1,617 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	1,220 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	1,220 SF	NNN	Call for Pricing	-
6011 Hospital Dr	Available	9,171 SF	NNN	Call for Pricing	-

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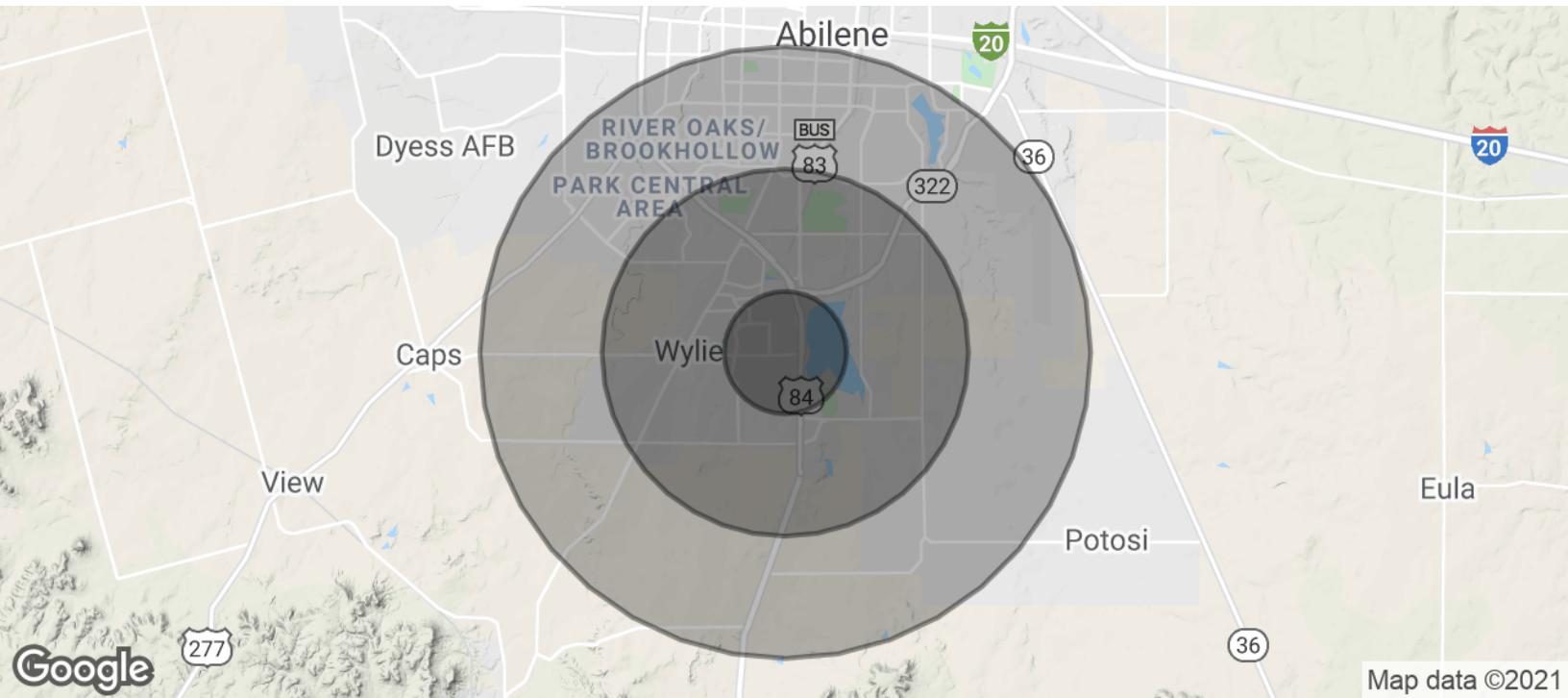
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DEMOGRAPHICS  
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,196	21,839	60,986
Average age	44.8	39.2	36.2
Average age (Male)	41.4	35.9	33.7
Average age (Female)	46.7	41.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,303	9,257	24,509
# of persons per HH	2.5	2.4	2.5
Average HH income	\$85,682	\$68,587	\$63,105
Average house value	\$198,986	\$182,170	\$149,088

\* Demographic data derived from 2010 US Census

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