



PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 201 Elm Ave, Waco, Texas. This versatile property offers a white box delivery, ensuring a blank canvas for your business vision. Its strategic location provides easy access to I-35 and is just minutes away from Baylor University. Boasting versatility, this space is ideal for retail, office, or service use. Situated amidst numerous student housing options and popular dining establishments, it enjoys high visibility and foot traffic. Embrace this opportunity to establish your business in a dynamic and thriving locale.

PROPERTY HIGHLIGHTS

- 940-10,000 SF - White box delivery
- Easy access to I-35
- Minutes from Baylor University
- Ideal for retail, office, or service use
- Surrounded by student housing, restaurants, and local events

OFFERING SUMMARY

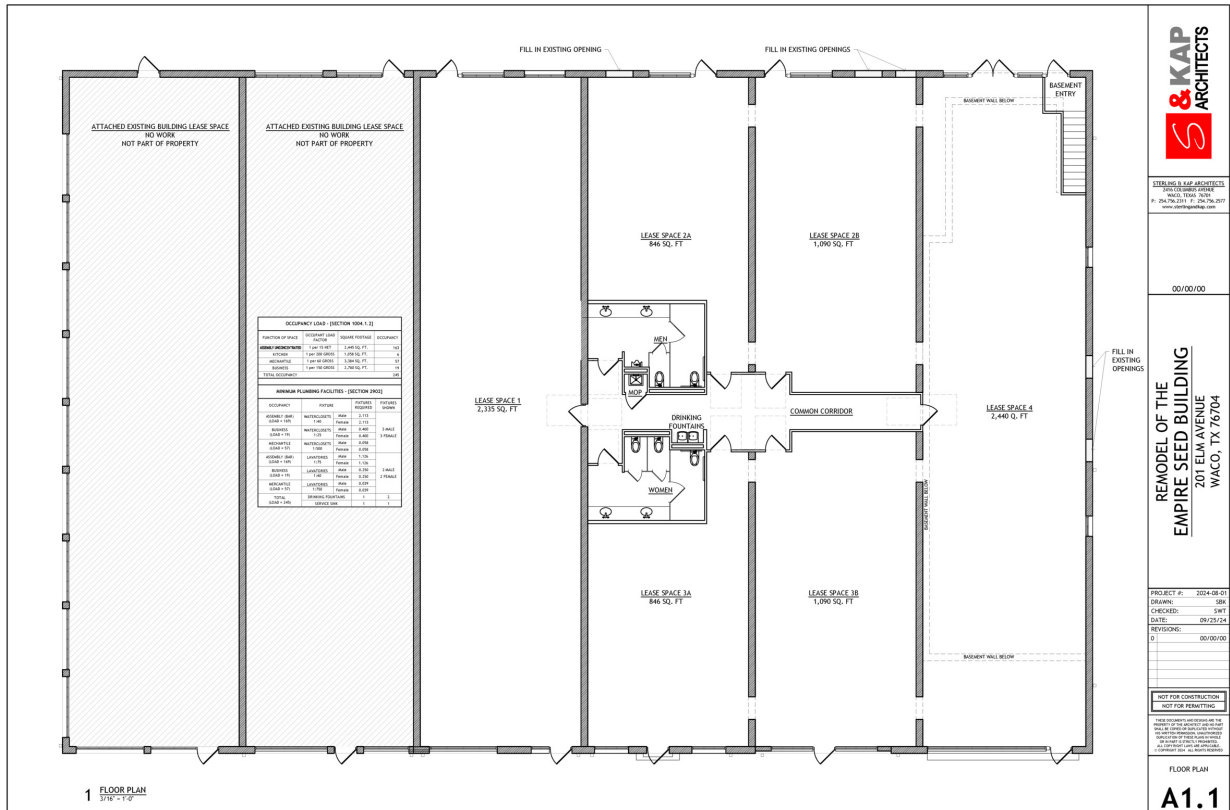
Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	6
Available SF:	846 - 2,440 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,148	25,165	46,348
Total Population	5,004	71,376	124,053
Average HH Income	\$50,481	\$54,607	\$61,157

JOSH BARRETT
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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.





LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	846 - 2,440 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	2,335 SF	NNN	\$22.00 SF/yr	White-Box Delivery
2A	Available	846 SF	NNN	\$22.00 SF/yr	White-Box Delivery
2B	Available	1,090 SF	NNN	\$22.00 SF/yr	White-Box Delivery
3A	Available	846 SF	NNN	\$22.00 SF/yr	White-Box Delivery
3B	Available	1,090 SF	NNN	\$22.00 SF/yr	White-Box Delivery
4	Available	2,440 SF	NNN	\$22.00 SF/yr	White-Box Delivery

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FOR LEASE

201 Elm Ave Waco, TX 76704

ADDITIONAL PHOTOS



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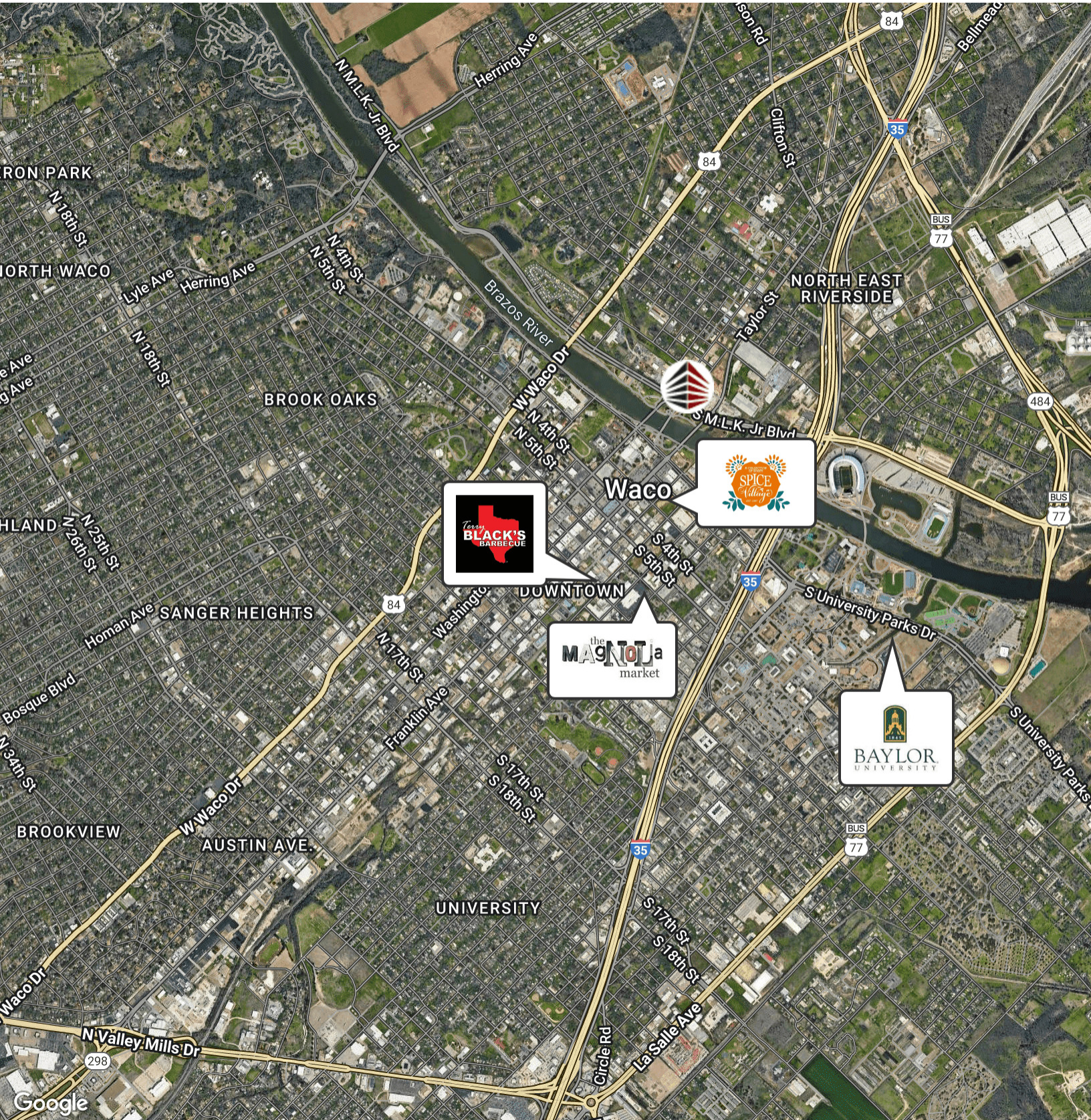




FOR LEASE

201 Elm Ave Waco, TX 76704

RETAILER MAP



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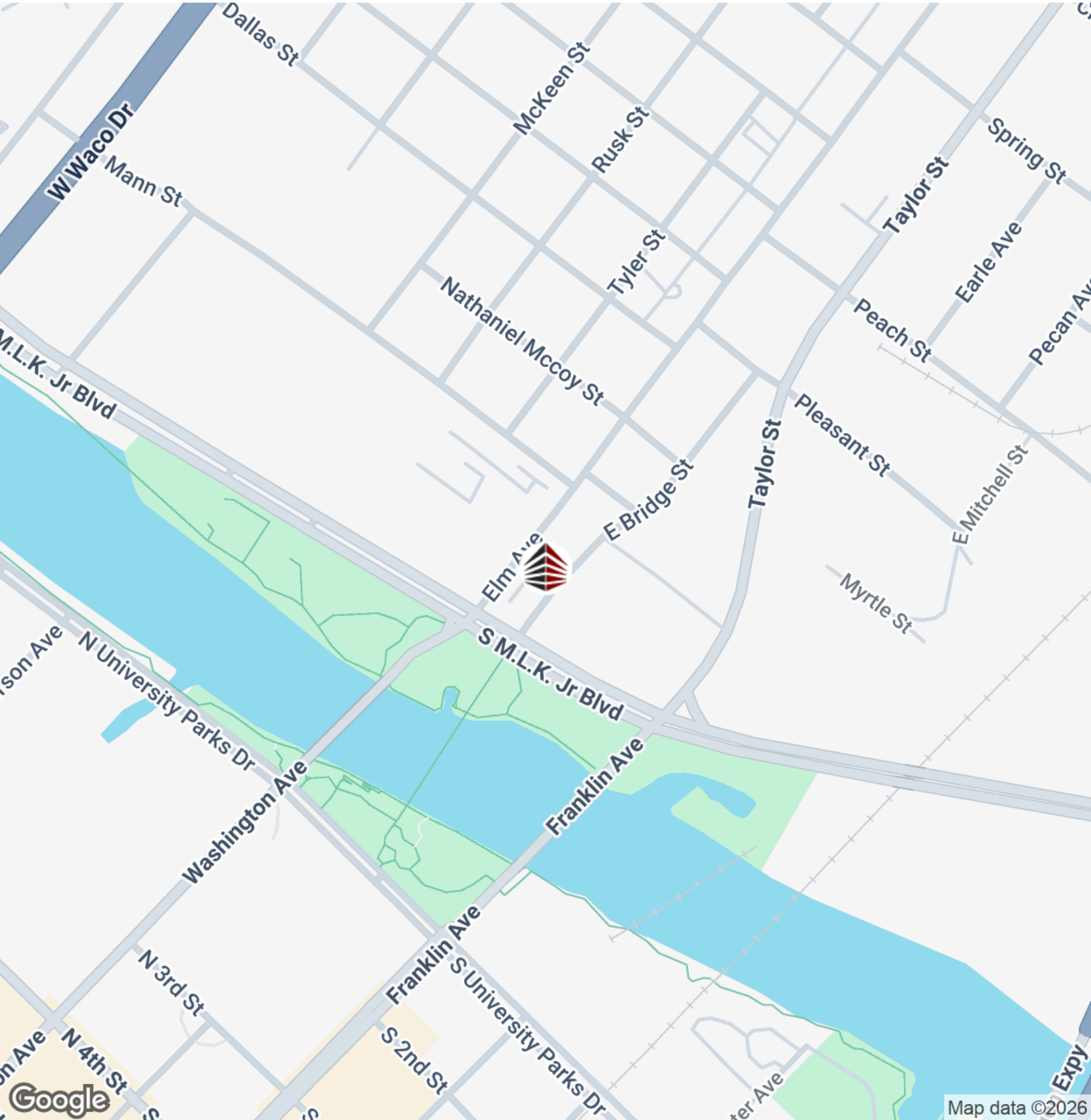




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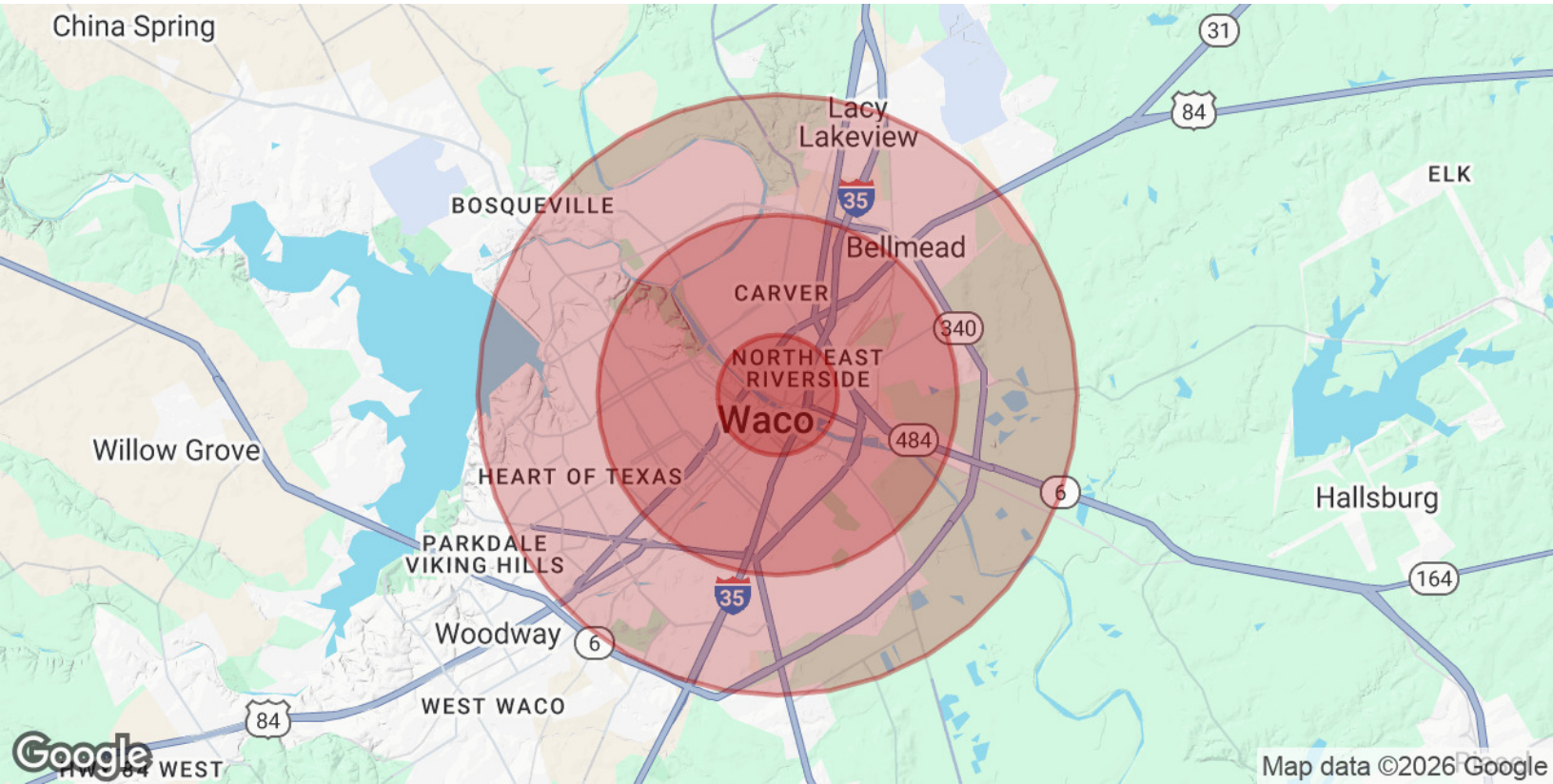
LOCATION MAP



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,004	71,376	124,053
Average Age	36	33	35
Average Age (Male)	35	32	34
Average Age (Female)	37	33	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,148	25,165	46,348
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$50,481	\$54,607	\$61,157
Average House Value	\$251,762	\$180,278	\$197,652

Demographics data derived from AlphaMap

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