



Vertical Journey
Martial Arts

FOR LEASE

8818 MARS DRIVE SUITE A

8818 MARS DRIVE SUITE A, WACO TX 76712

THE SPACE

Location	8818 Mars Drive Suite A Waco, TX 76712
Square Feet	1,600
Annual Rent PSF	\$17.00
Lease Type	Gross

HIGHLIGHTS

- Ideal for service, professional, office, or specialty retail
- Surrounded by established retail and service uses
- Excellent access to the Hewitt Drive / Hwy 84 corridor
- Move-in ready condition
- Ample on-site parking
- Gross lease – no NNN (flat monthly rent)

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,686	43,805	88,240

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,243	\$111,319	\$102,982

NUMBER OF HOUSEHOLDS

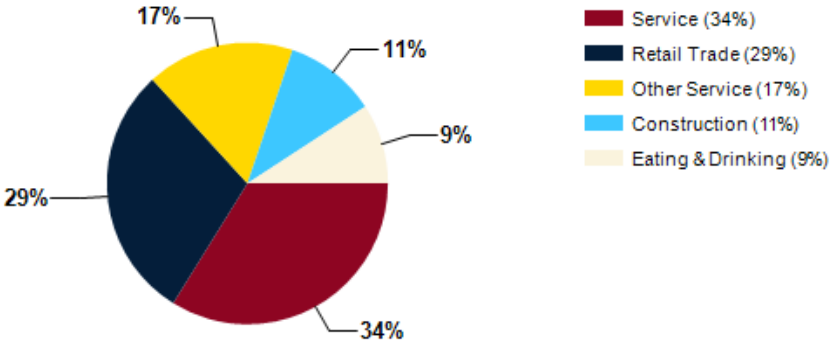
1.00 MILE	3.00 MILE	5.00 MILE
3,832	17,197	35,232

- 8818 Mars Drive, Suite A is strategically located just off Hewitt Drive (TX-317), one of the primary commercial corridors serving Hewitt, Woodway, and southwest Waco. The property offers convenient access to Highway 84 and Loop 340, providing efficient connectivity throughout the Waco metro area and greater McLennan County.

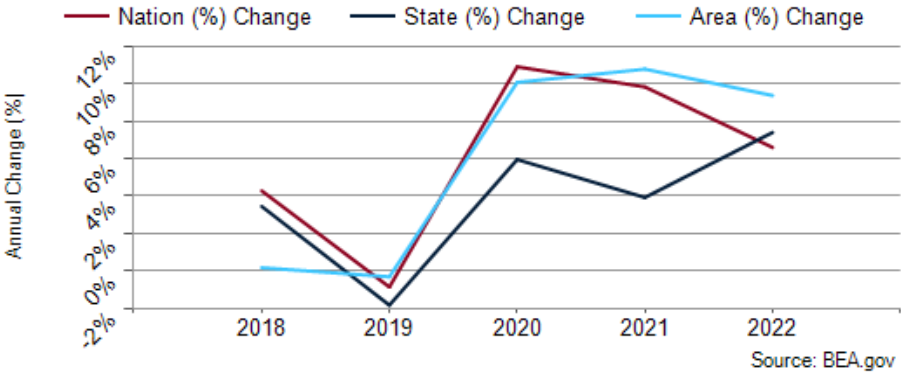
The surrounding area features a strong mix of retail, medical, and professional office users, supported by established residential neighborhoods and consistent traffic flow. Nearby amenities include national retailers, restaurants, grocery stores, and essential services, creating a highly convenient environment for employees and customers alike.

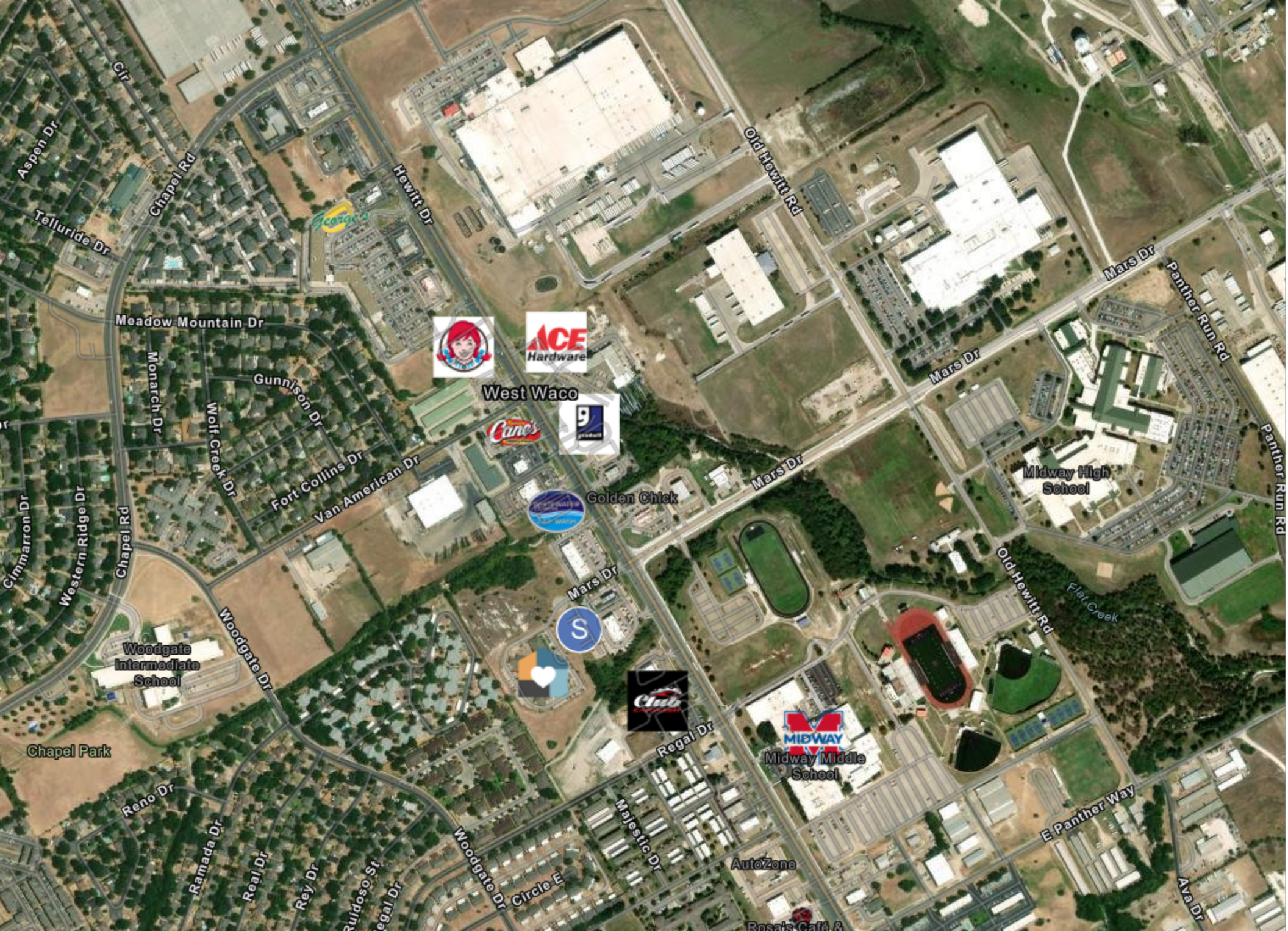
Positioned in the Midway ISD area and minutes from central Waco, this location is well-suited for office, medical, or service-oriented users seeking visibility, accessibility, and a stable commercial setting.

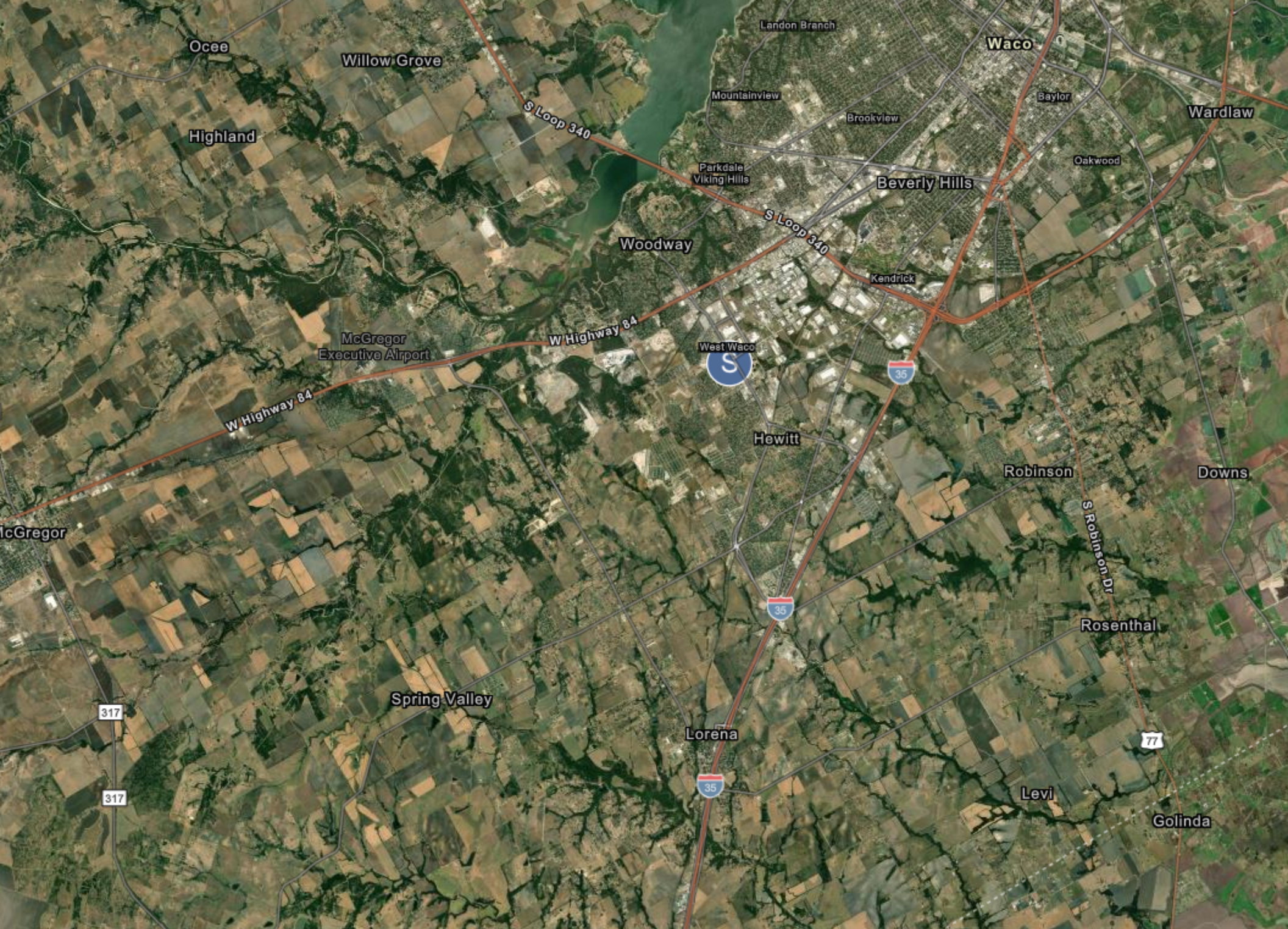
Major Industries by Employee Count



McLennan County GDP Trend









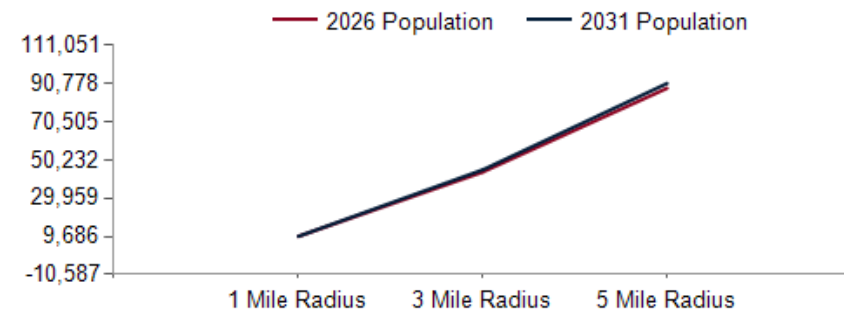
Well-maintained retail/office frontage in an established commercial center.



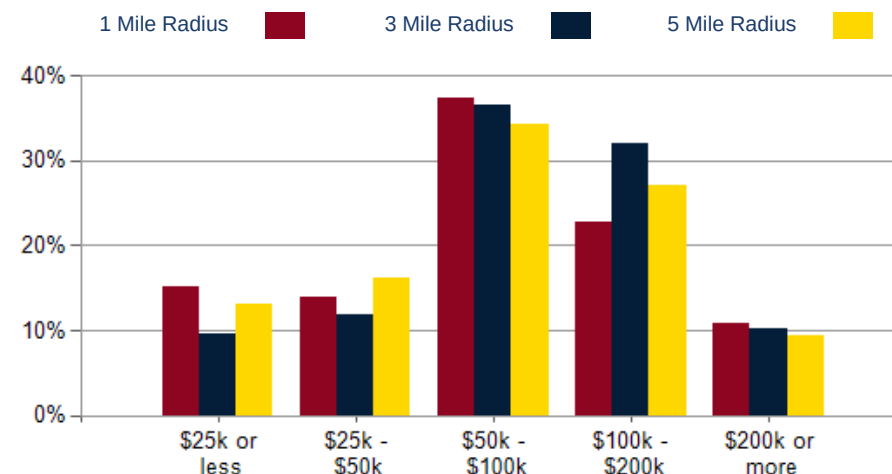
Open, adaptable interior space with flexible layout options.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,531	29,201	62,434
2010 Population	8,070	34,586	71,496
2026 Population	9,686	43,805	88,240
2031 Population	9,721	44,972	90,778
2026 African American	1,172	4,935	10,784
2026 American Indian	94	266	744
2026 Asian	559	1,903	2,622
2026 Hispanic	1,772	8,110	23,278
2026 Other Race	571	2,423	8,377
2026 White	6,274	29,341	54,302
2026 Multiracial	994	4,892	11,323
2026-2031: Population: Growth Rate	0.35%	2.65%	2.85%

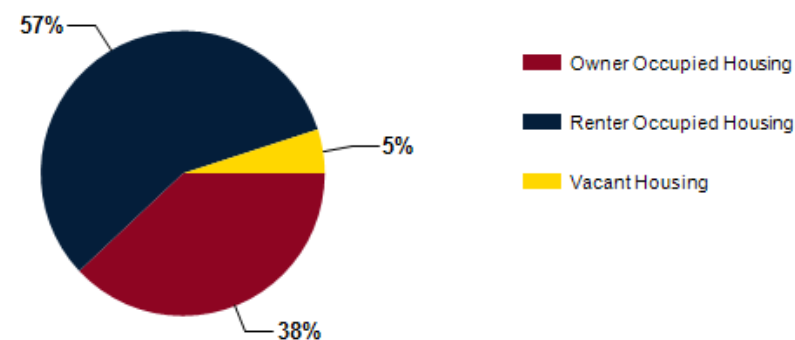
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	236	709	2,065
\$15,000-\$24,999	342	931	2,575
\$25,000-\$34,999	208	875	2,220
\$35,000-\$49,999	322	1,167	3,448
\$50,000-\$74,999	842	3,207	6,395
\$75,000-\$99,999	589	3,073	5,701
\$100,000-\$149,999	511	3,389	6,008
\$150,000-\$199,999	363	2,106	3,505
\$200,000 or greater	419	1,740	3,314
Median HH Income	\$73,789	\$86,912	\$78,024
Average HH Income	\$102,243	\$111,319	\$102,982



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	671	2,820	6,041
2026 Population Age 35-39	667	2,965	6,026
2026 Population Age 40-44	596	3,081	6,039
2026 Population Age 45-49	442	2,466	5,005
2026 Population Age 50-54	476	2,332	4,754
2026 Population Age 55-59	448	2,215	4,565
2026 Population Age 60-64	484	2,411	4,904
2026 Population Age 65-69	522	2,349	4,780
2026 Population Age 70-74	526	2,283	4,370
2026 Population Age 75-79	499	2,001	3,541
2026 Population Age 80-84	388	1,332	2,439
2026 Population Age 85+	638	1,579	2,484
2026 Population Age 18+	7,796	33,856	67,875
2026 Median Age	42	40	39
2031 Median Age	43	41	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,568	\$84,599	\$77,912
Average Household Income 25-34	\$98,322	\$105,396	\$96,276
Median Household Income 35-44	\$83,246	\$105,017	\$92,865
Average Household Income 35-44	\$108,793	\$128,355	\$119,976
Median Household Income 45-54	\$90,022	\$107,061	\$95,147
Average Household Income 45-54	\$124,339	\$134,457	\$124,484
Median Household Income 55-64	\$90,761	\$98,053	\$84,954
Average Household Income 55-64	\$125,073	\$123,979	\$112,843
Median Household Income 65-74	\$68,147	\$81,436	\$70,548
Average Household Income 65-74	\$94,748	\$103,109	\$94,392
Average Household Income 75+	\$74,300	\$77,113	\$75,295

Population By Age

