

**2313 S. 57TH STREET**  
Temple, TX 76504

SPRADLEYPROPERTIES.COM



## RETAIL / OFFICE AVAILABLE FOR LEASE

- SIZE:** 2,000 - 4,250 Contiguous SF
- BASE LEASE RATE:** \$2,500.00 - \$5,312.50 (\$1.25/SF/MO)  
(Plus utilities and increases)
- ESTIMATED NNN'S:** \$850.00 (\$0.20/SF/MO)
- SECURITY DEPOSIT:** Equal to one month's rent & NNN's
- ZONING:** GR CUP - General Retail  
with Conditional Use Permit
- PARKING:** Asphalt paved - shared
- COMMENTS:** This property is currently an empty shell. Landlord is willing to work with Tenant on the buildout. Parking is shared with Sherwin Williams.

**Presented By: Bobby Spradley, CCIM**  
**bobby@spradleyproperties.com**  
**(254) 771-5111**

Tenant is responsible to verify all information contained herein. The statements and figures while not guaranteed, are secured from sources we believe authoritative. No representations or warranties, either expressed or implied, are made as the accuracy of the information contained herein. Tenant should assume that Spradley Properties represents Landlord, unless otherwise informed. All information subject of change. 3/31/2026



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Temple, TX 76504

[www.spradleyproperties.com](http://www.spradleyproperties.com)

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