

FOR LEASE



HWY 83 Retail Center

6950 S Clack St, Abilene, TX 79606

Property Features

Phase 2 construction is complete & space is filling up quickly at this stunning new shopping center in South Abilene! Ideally situated at the corner of Highway 83/84 and Denali Drive, this center offers excellent visibility and access. Located just south of the Abilene Medical District, it sits in the heart of South Abilene's rapidly growing development corridor.

- Delivery: Cold-dark shell
- Ready for Tenant Finish-Out
- HWY 83/84 Frontage
- 27,869+ VPD on HWY 83/84

NAI Wheelhouse

Offering Summary

AVAILABLE SPACE	1,800 - 3,600 SF
LEASE RATE	\$30/SF + NNNs
DATE AVAILABLE	Now
CENTER SIZE	16,881 SF

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Phase 2: Ready for Tenant Finish-Out

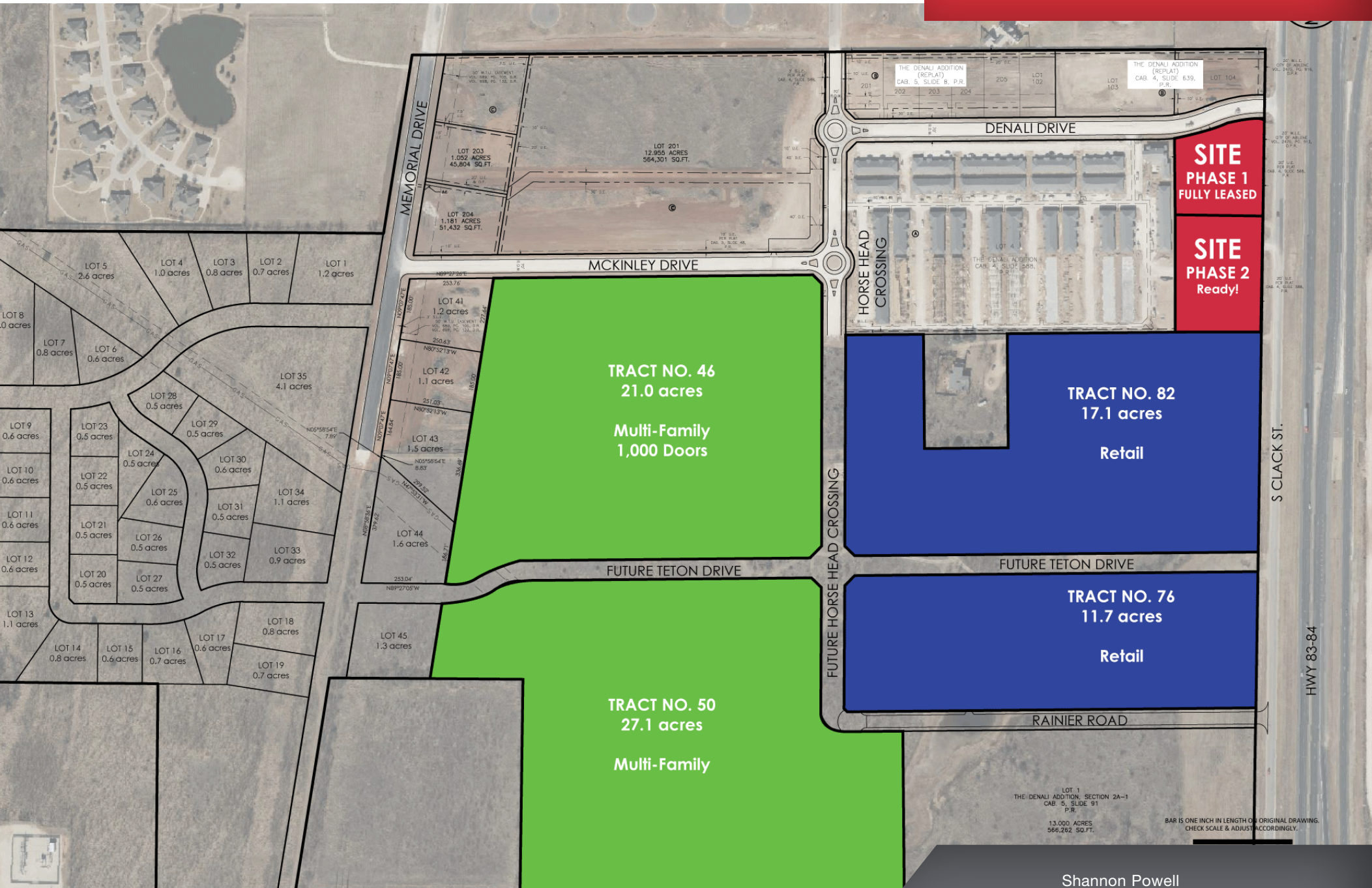


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Phase 1: Fully Leased



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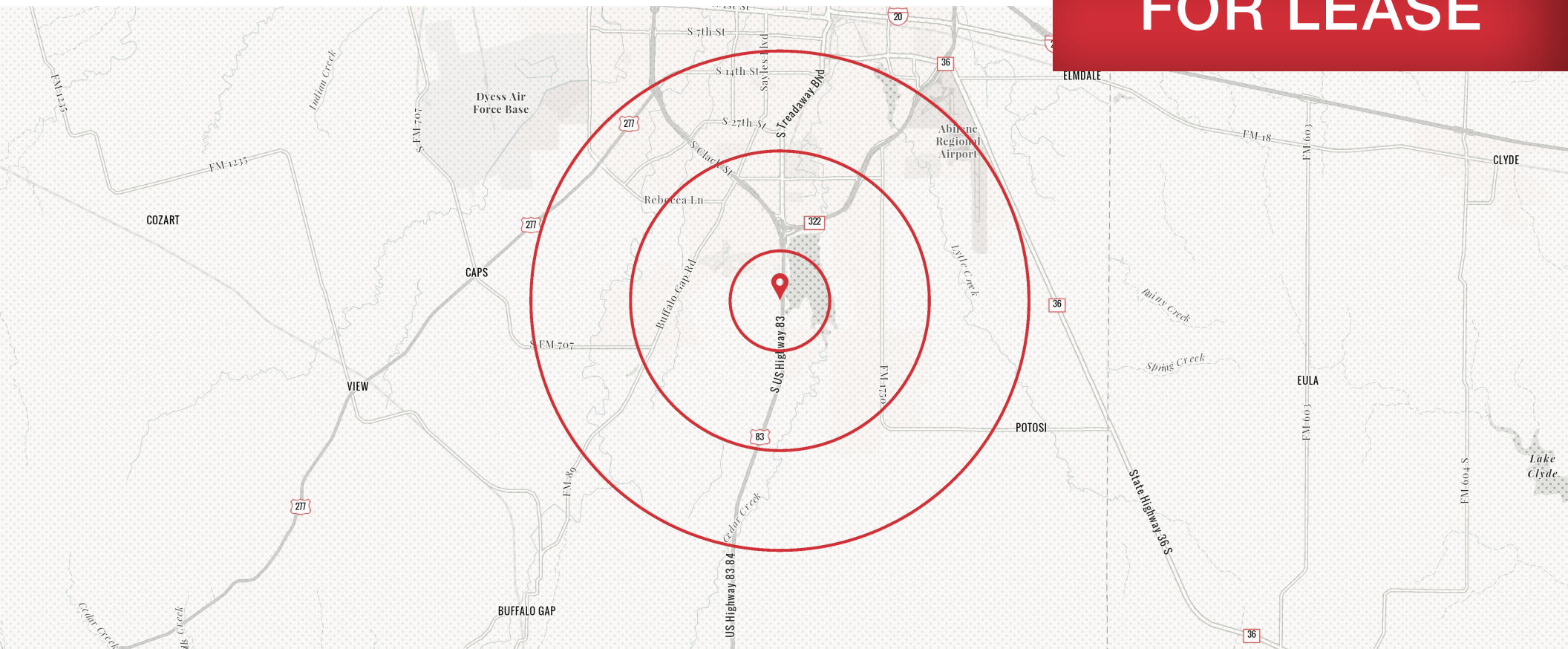
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	1,385	27,291	60,794
AVG HH INCOME	\$107,182	\$102,649	\$88,802
ANNUAL GROWTH	3.03%	1.69%	0.85%
MEDIAN AGE	56.4	39.6	37.8

Location Advantages

- Located in the fast-growing area of south Abilene, with an average of 3.03% Annual Growth in a 1-mile radius
- Only 0.5 mile south of the South Abilene Medical District, providing plenty of daytime traffic to the area
- Surrounded by multiple new housing developments and new apartment complexes, adding to the density growth in the area