

# KOHLERS RETAIL

RETAIL / MEDICAL / RESTAURANT  
LEASE



PRELIM RENDERING



## LEASING INFORMATION

NICK TRIOLA

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LEASE

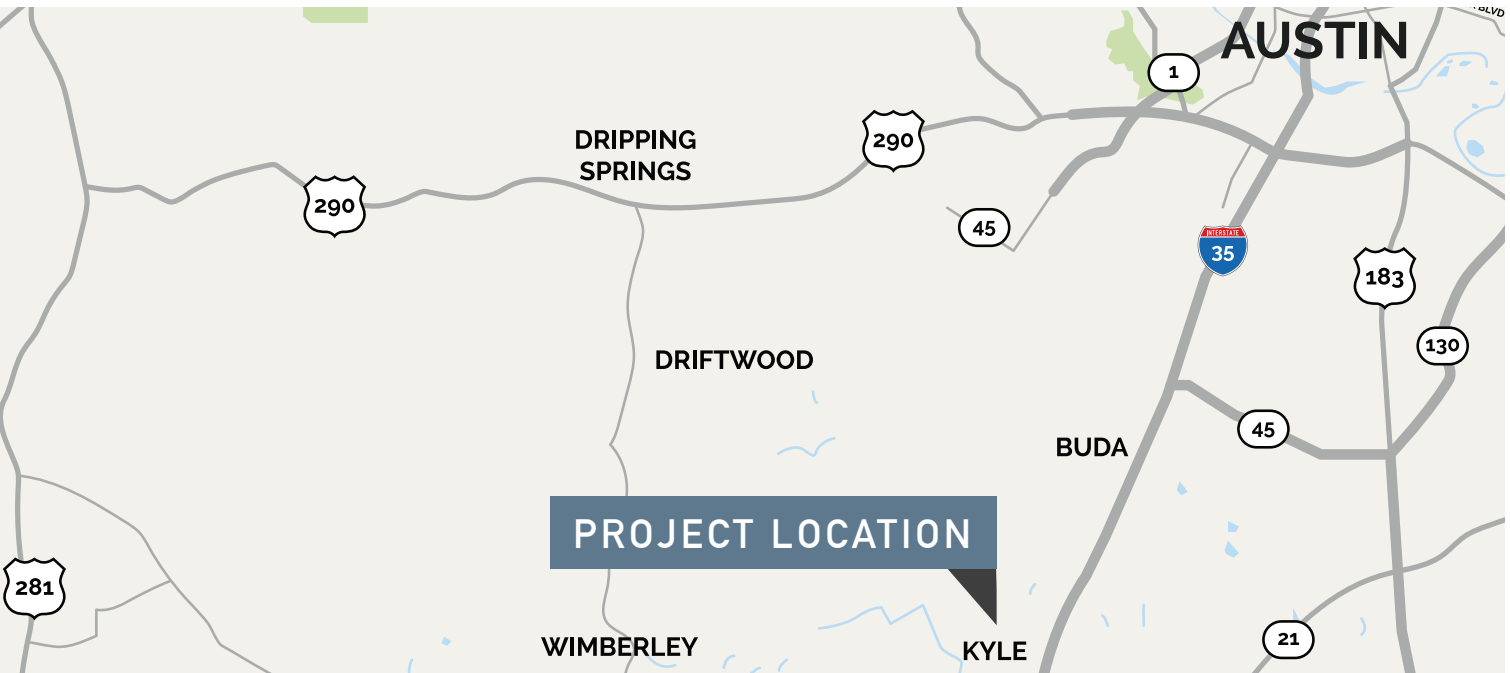
## ✓ AVAILABILITY

BLDG A: +/- 4,000SF  
BLDG B: +/- 9,800 SF  
BLDG C: +/- 11,500SF

## 💰 LEASE TERMS

RATE: Starting at \$38/RSF  
TI: \$35/RSF  
TERM: 5-10 year

PROPERTY INFORMATION



## ★ FEATURES

### LOCATION

- High Visibility on Kohlers Crossing, near 1626
- Adjacent to medical and retail users
- Full access from Kohlers Crossing

### BUILDINGS

- Three buildings, +/-25,300
- Deliver Date - Q 3 2026

### DEMOGRAPHICS

(5-MILE, CoStar 2024)

- Population- 102,463
- Avg Household Income - \$100,227
- Projected Household Growth 2023 - 2028 - 3.6%



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KYLE, TX

AREA MAP



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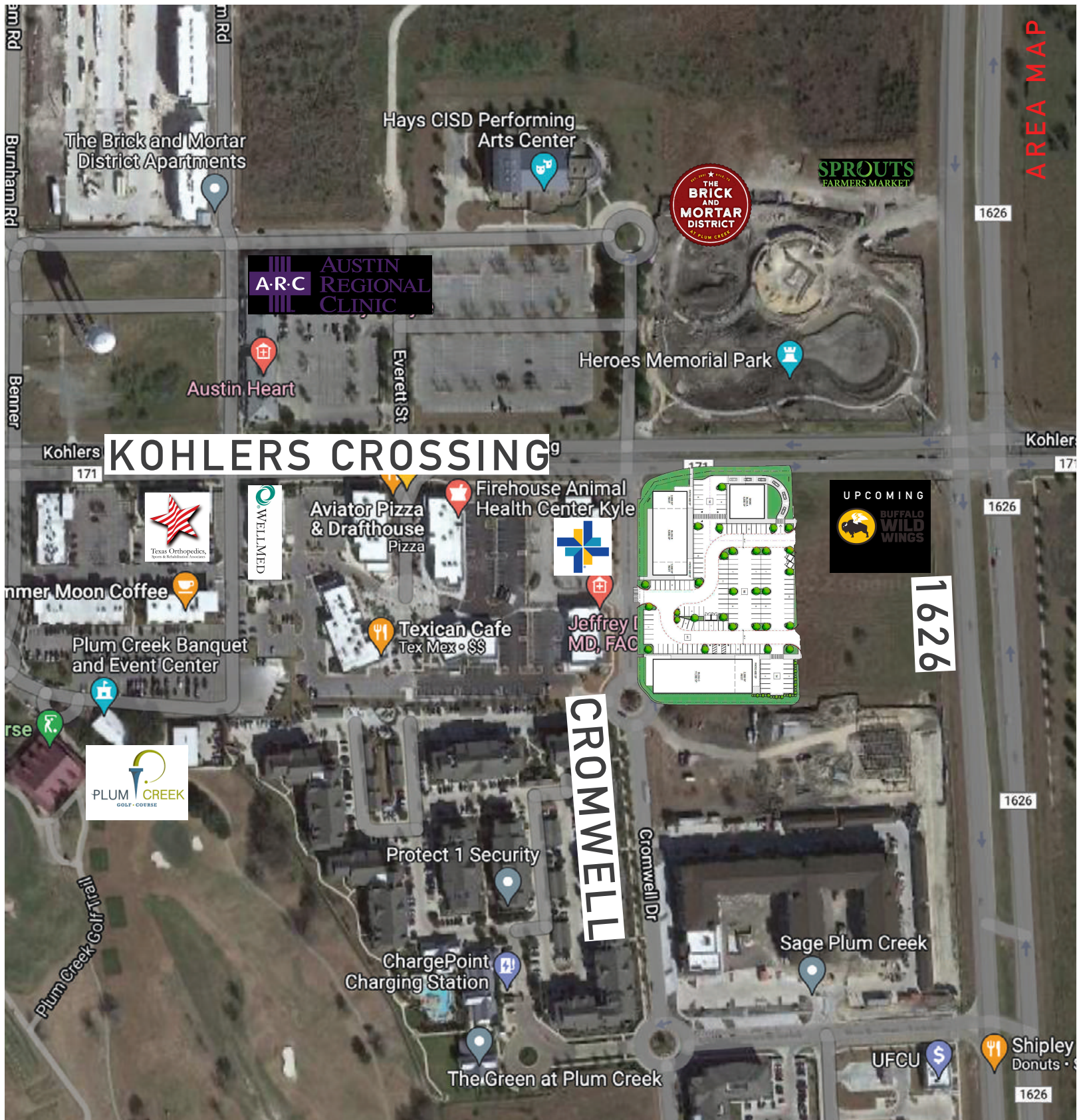
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SITE PLAN



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