

FOR LEASE

TEMPLE NEW DEVELOPMENT - RETAIL SITE FOR LEASE
UP TO 6,000 SF BTS AVAILABLE WITH DRIVE THRU
CALL FOR PRICING



4863 S. 31ST St.

Temple, TX 76502

- BTS up to 6,000 sf
- Drive Thru Available
- Several new housing communities within 5 mins
- 10 Minutes to downtown Temple, 12 Minutes to downtown Belton

For more information

JERRY ROBSON

P: 440 823 3746

jrobson@leadersre.com

GABBY LAMBRIGHT

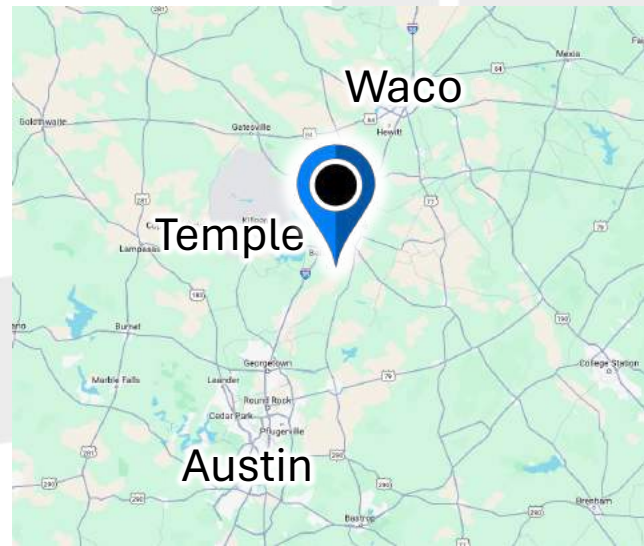
P: 407 758 3467

glambright@leadersre.com

JUSTIN PALMER

P: 407 403 0080

jpalmers@leadersre.com



leadersre.com



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TRADE AREA

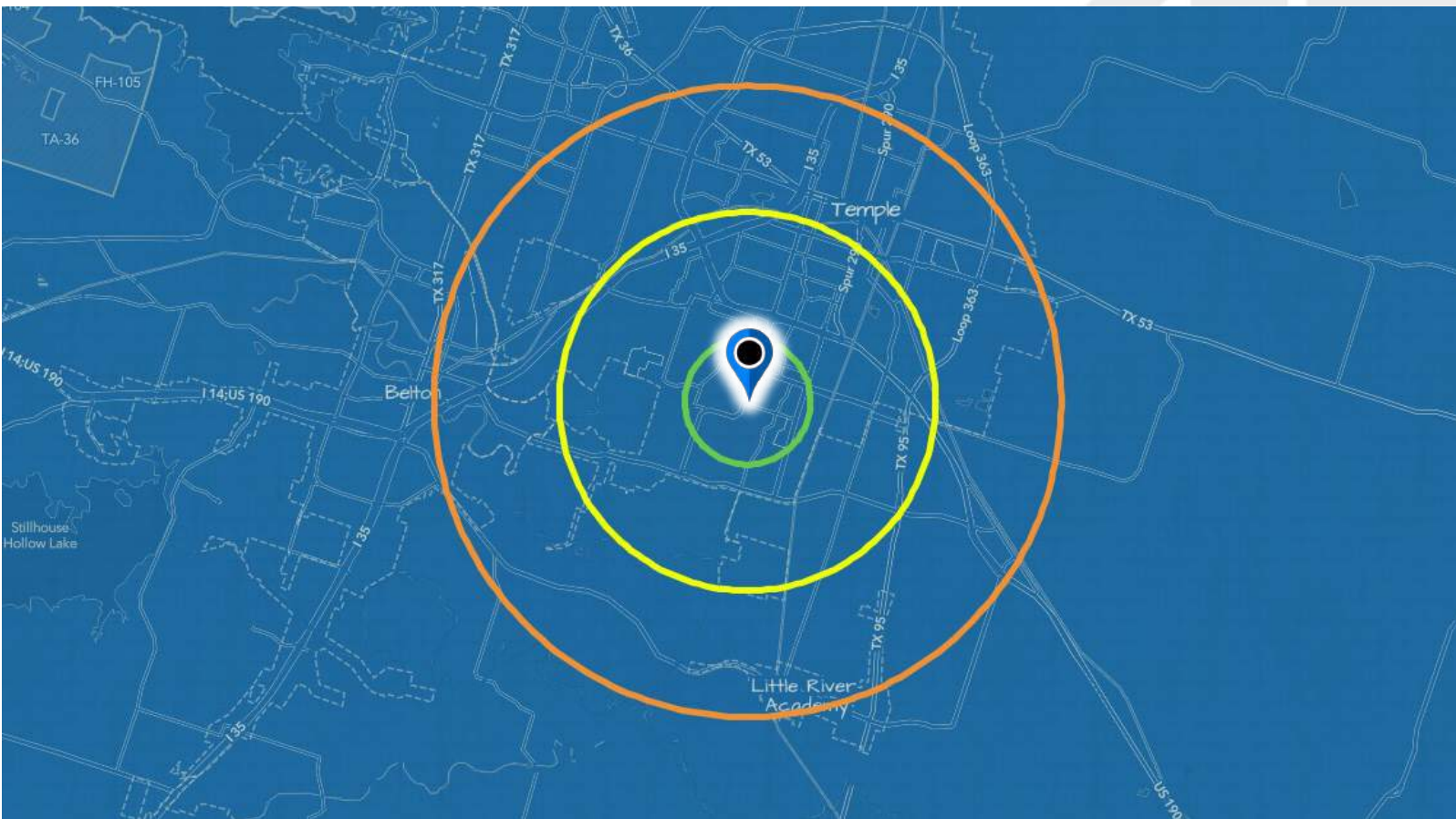


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DEMOGRAPHICS



Metrics

1 Mile

3 Miles

5 Miles

| | | | |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 12,806 | 42,366 | 77,548 |
| DAYTIME POPULATION | 11,009 | 57,686 | 103,208 |
| AVERAGE HH INCOME | \$84,538 | \$75,318 | \$72,870 |
| HOUSEHOLDS | 4,272 | 16,010 | 29,436 |
| HOUSEHOLD SIZE | 2.45 | 2.33 | 2.40 |
| MEDIAN AGE | 38.3 | 38.4 | 36.8 |
| MEDIAN HOME VALUE | \$250,693 | \$236,209 | \$237,288 |