

RETAIL SPACE FOR LEASE

ELGIN COMMONS SHOPPING CENTER



LOCATION

U.S. Highway 290 - 25 miles east of Austin

SHOPPING CENTER SIZE

65,000 square feet

AVAILABLE SPACE

12,275 s.f. - can divide
2,170 s.f.

TENANTS

Bealls	Family Dollar
Pizza Hut	Radio Shack
	Mr. Liquor
Subway	Elgin Pediatrics
Jalisco's Mexican Restaurant	

RENTAL RATES & EXPENSES

\$10 per square foot
\$4.50 NNN

LEASE TERM

5-10 years

TRAFFIC COUNTS

25,000 vehicles per day

DEMOGRAPHICS

	1 Mile	3Miles	5 Miles
2004 Population	3,472	7,243	12,132
2009 Population Estimate	4,390	8,824	14,315
% Growth	20%	22%	18%
2004 Median HH Income	\$44,297	\$43,784	\$47,011

FOR INFORMATION

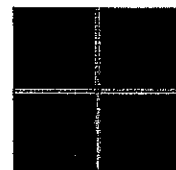
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