

3401 W STAN SCHLUETER LOOP  
**STALLION PARK**

KILLEEN, TX 76549

RETAIL PROPERTY FOR LEASE



*Presented by:*

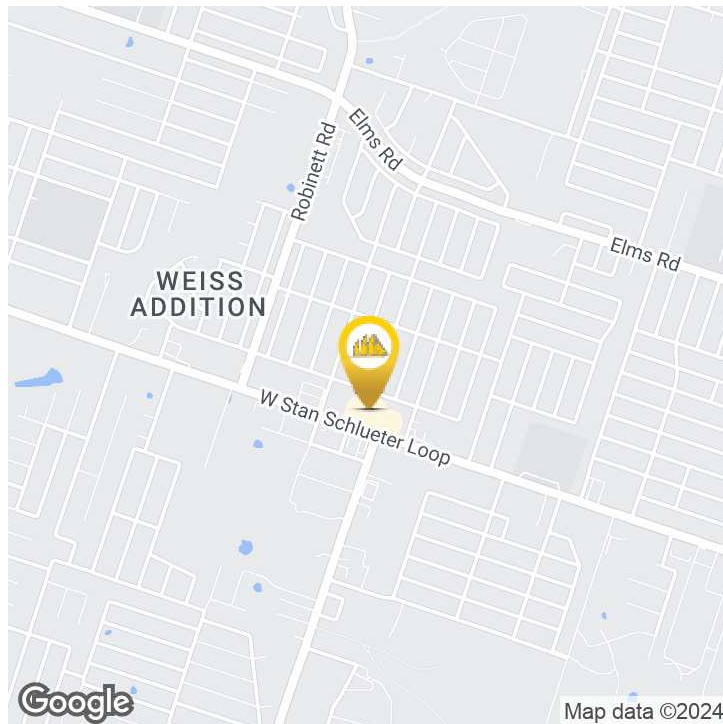
**WILL MORRIS**

254.778.6675

[will@charterres.com](mailto:will@charterres.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	19,140 SF
Available SF:	2,335 SF
Lot Size:	119,893 SF
Number of Units:	16
Year Built:	2008
Market:	Killeen
Submarket:	harker heights copperas cove

**PROPERTY OVERVIEW**

Walmart Supercenter Shadow Anchored Shopping Center with a lighted Intersection. Easy ingress and egress with ample parking.

**PROPERTY HIGHLIGHTS**

- Easy Ingress and Egress
- Ample Parking
- Pylon Sign
- Lighted Intersection

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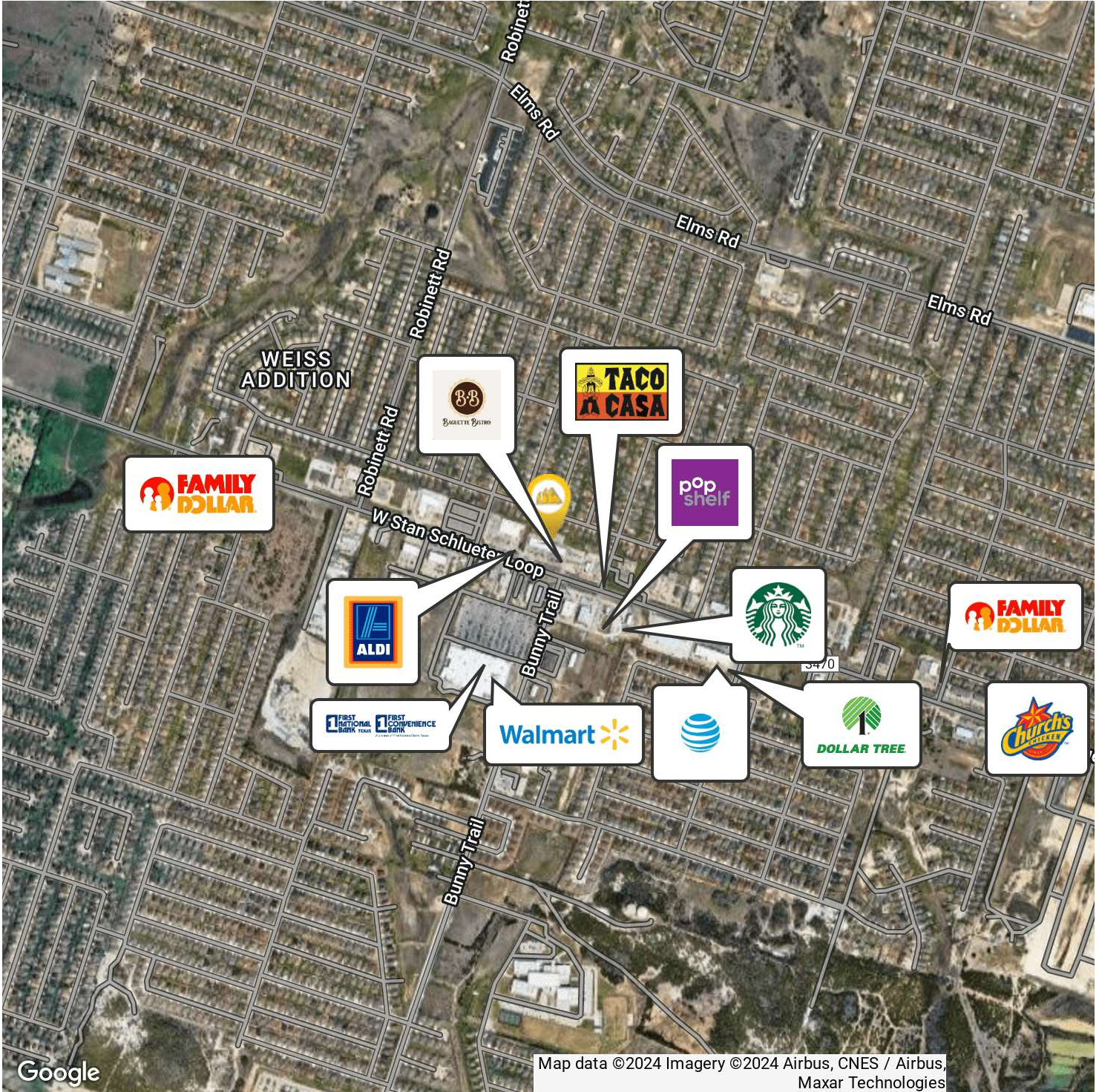
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PHOTOS



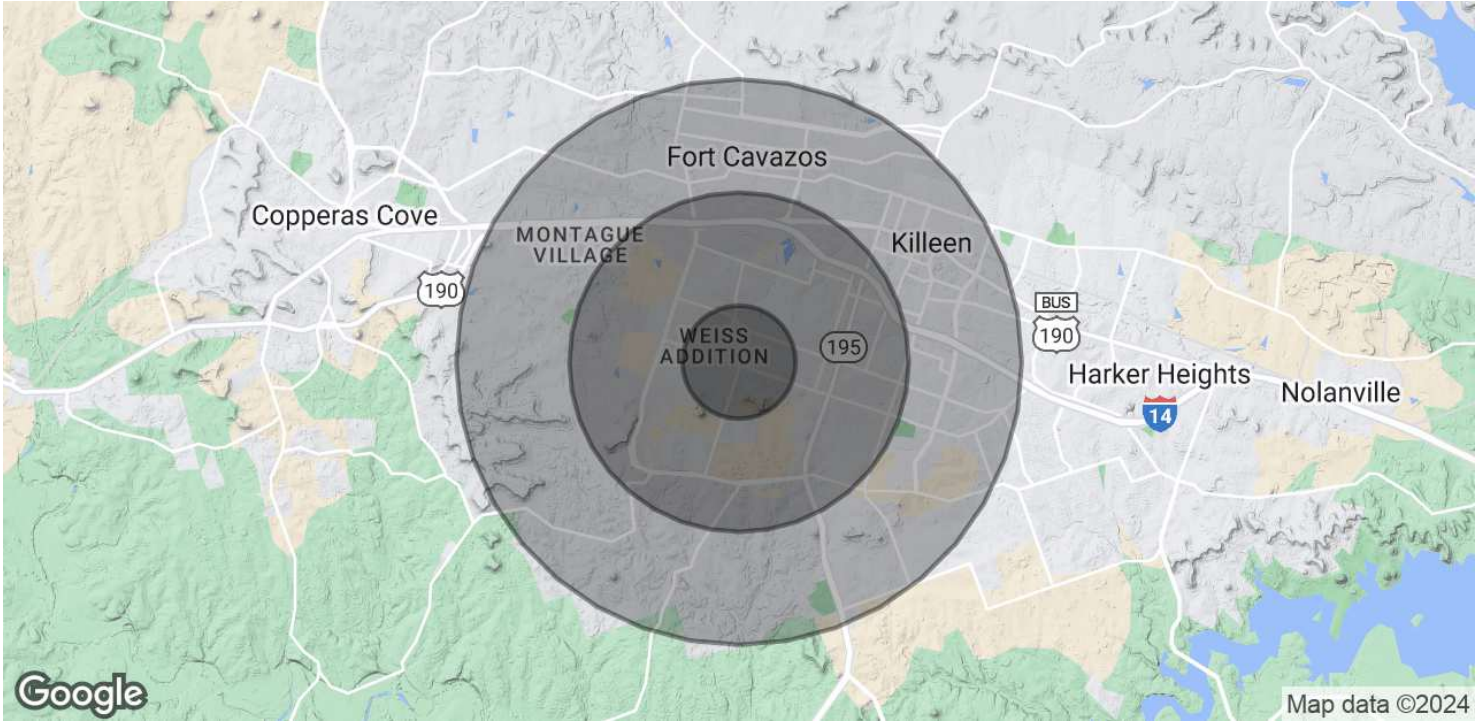
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,844	79,752	151,223
Average Age	31	32	32
Average Age (Male)	30	30	31
Average Age (Female)	32	33	32

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,920	27,268	51,491
# of Persons per HH	3	2.9	2.9
Average HH Income	\$77,697	\$74,062	\$70,975
Average House Value	\$224,576	\$207,900	\$231,970

Demographics data derived from AlphaMap