



FOR LEASE

2600 Trimmier & 1000 Lowes Blvd
Killeen, TX 76542

± 2,200 SF | RETAIL

SUMMARY

Property Specs

LEASE PRICE	\$30 + \$11.66 NNN
AVAILABLE SF	± 2,200 SF
TYPE	Retail

- Join Firehouse Subs in the building.
- Current Tenants in Complex: Starbucks, Sports Clips, Cash Advance America, GameStop, and more.
- Excellent Signage on Lowes Blvd.
- Strong Demographics highlighted by excellent Shadow Anchors such as HEB, Walmart, Lowes



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SITE PLAN

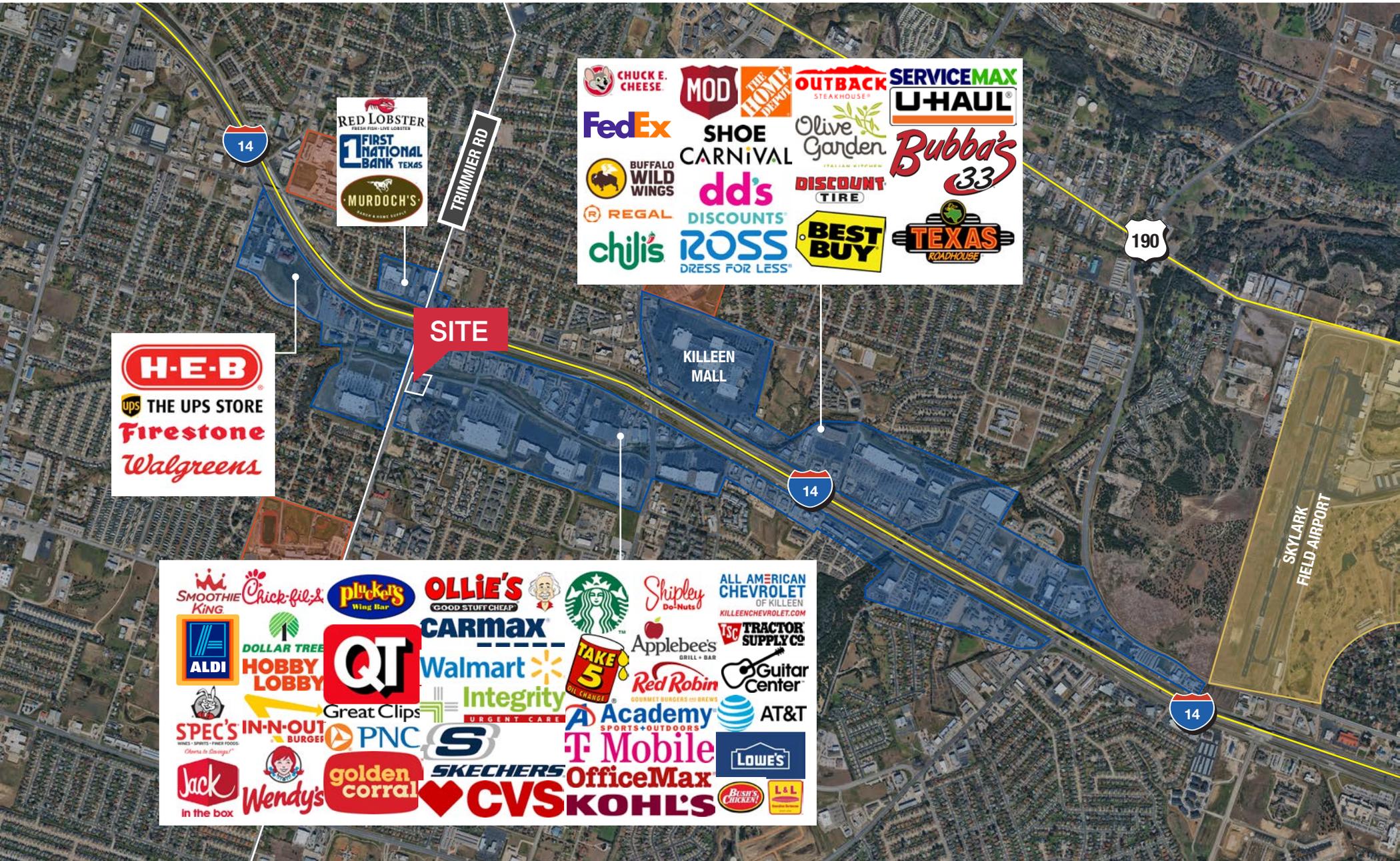






AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

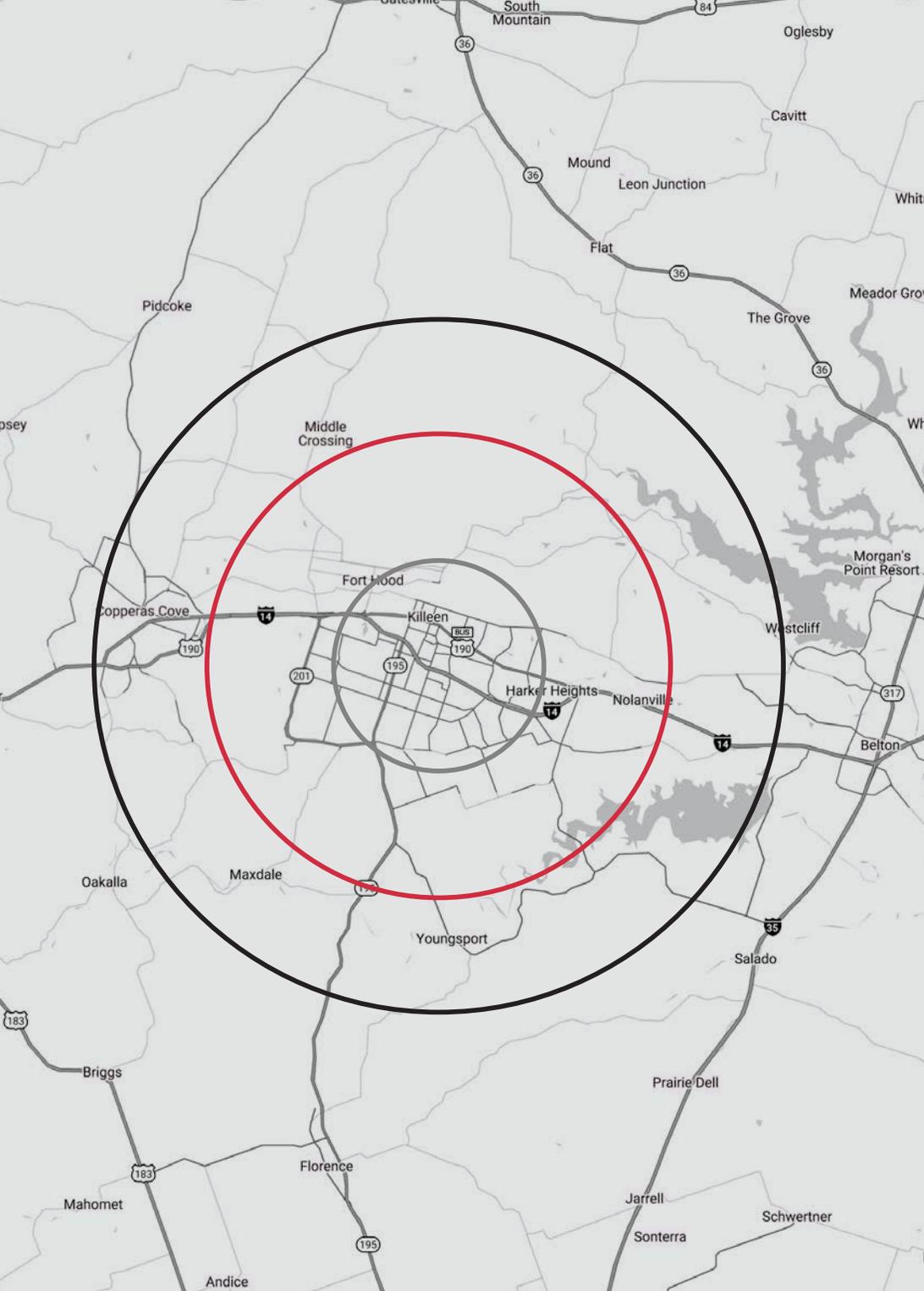


RED LOBSTER
FIRST NATIONAL BANK TEXAS
MURDOCH'S

CHUCK E. CHEESE MOD THE HOME DEPOT OUTBACK STEAKHOUSE SERVICE MAX U-HAUL
FedEx SHOE CARNIVAL Olive Garden Bubba's 33
BUFFALO WILD WINGS dd's DISCOUNT TIRE
REGAL DISCOUNTS BEST BUY TEXAS ROADHOUSE
chilis ROSS DRESS FOR LESS

H-E-B
ups THE UPS STORE
Firestone
Walgreens

SMOOTHIE KING Chick-fil-z pluckers OLLIE'S GOOD STUFF CHEAP Starbucks Shipley Do-Nuts ALL AMERICAN CHEVROLET OF KILLEEN
ALDI DOLLAR TREE HOBBY LOBBY CARMAX Walmart TAKE 5 Applebee's TSC TRACTOR SUPPLY CO
Great Clips Integrity Urgent Care Academy AT&T
SPEC'S IN-N-OUT BURGER PNC SKECHERS T-Mobile OfficeMax LOWE'S
Jack in the box Wendy's golden corral CVS KOHL'S BUSH'S CHICKEN L&L



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	12,399	97,389	194,401
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,572	39,367	70,743
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$78,113	\$70,792	\$79,950

Traffic Counts

STREET	VPD
Lowes Blvd	14,280
Trimmier Rd	15,694

Cities Nearby

Temple, Texas	29 miles
Waco, Texas	63 miles
Austin, Texas	70 miles
San Antonio, Texas	158 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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