

COMMERCIAL FOR LEASE

1009 FOURTH ST, LAMPASAS, TX 76550

1009 FOURTH ST, LAMPASAS, TX 76550



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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Table of Contents

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Property Summary	3
Aerial Shot	4
Exterior/Parking	5
Suite D	6
Suite C	7
Tenants	8
Floor Plan	9
Location Maps	10
Demographics	11
Points of Interest & Drive Times	12
Disclaimer	13

Property Summary

1009 Fourth St, Lampasas, TX 76550



Property Summary

Building SF:	+/- 15,000 SF
Lot Size:	0.497 AC
Suite E: (Leased)	1,480 SF
Suite D:	1,480 SF
Suite C:	3,272 SF

Property Overview

Welcome to 1009 E 4th St, a newly built retail center walking distance to downtown Lampasas. Prime frontage on high-traffic E 4th St offers visibility and convenience for retail, service providers, medical office, and FLEX businesses alike. Join a strong lineup of high performing tenants including anchor Anytime Fitness, Lotus Beauty Spa & Salon, as well as Blends Smoothie coming soon. Offering a strong Tenant Improvement allowance to help bring your vision to life!

Building Highlights:

High Traffic: Located between downtown just blocks away & <1 mile to Walmart on US 190

New Construction: Modern retail spaces ready for your custom build out

Tenant Improvement Allowance: We'll help bring your vision to life with a healthy T.I. budget

Strong Tenant Mix: Anytime Fitness, Lotus Spa, & Blends Smoothie drive consistent traffic

Versatile Spaces: 16' ceilings, roll-up door, customizable suites offer a wide range of options

Community Proximity: Close to residential areas, schools, and downtown

Easy Accessibility: Quick access to major highways enhances customer reach

Location Overview

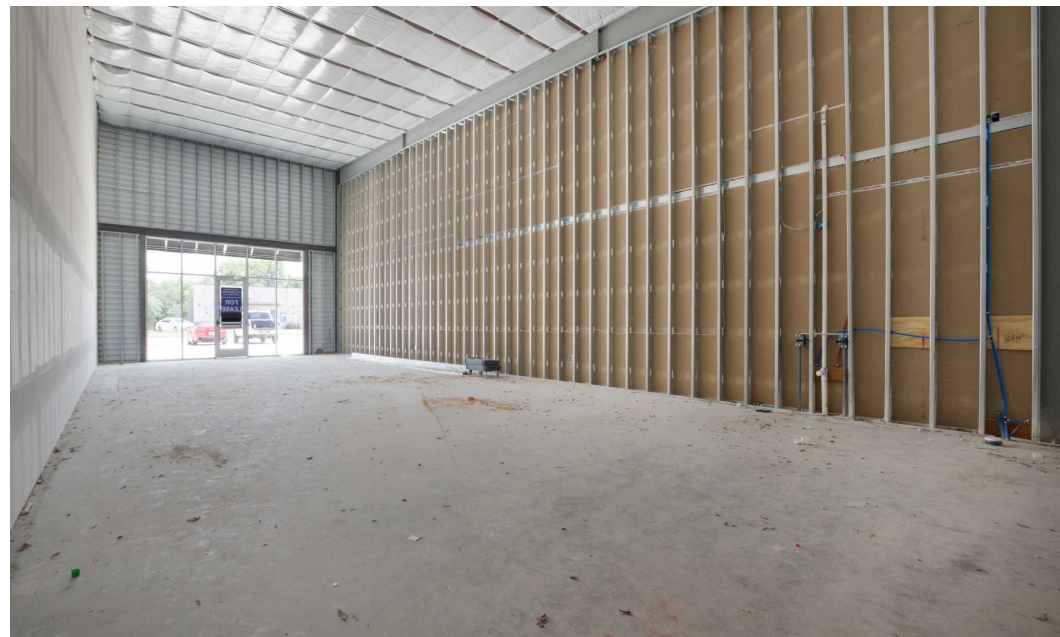
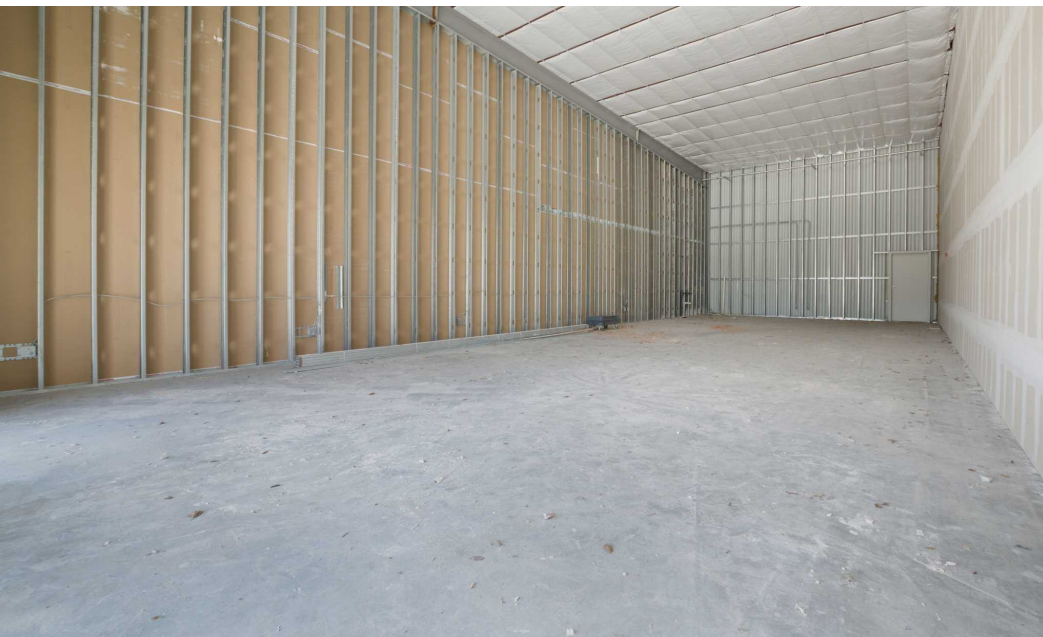
This prime commercial property stands as a cornerstone of the vibrant Lampasas community. Located in a central and accessible position, it is strategically positioned to attract attention. The property benefits from its proximity to key amenities and attractions. Nearby, you'll find a mix of residential neighborhoods, schools, parks, and recreational facilities, all contributing to the dynamic atmosphere of the area. With easy access to major thoroughfares and highways, including the bustling 4th Street, the property enjoys excellent visibility and connectivity, making it a focal point for commercial activity in the region. This accessibility ensures that businesses located here can easily attract foot traffic and cater to the diverse needs of the local community.





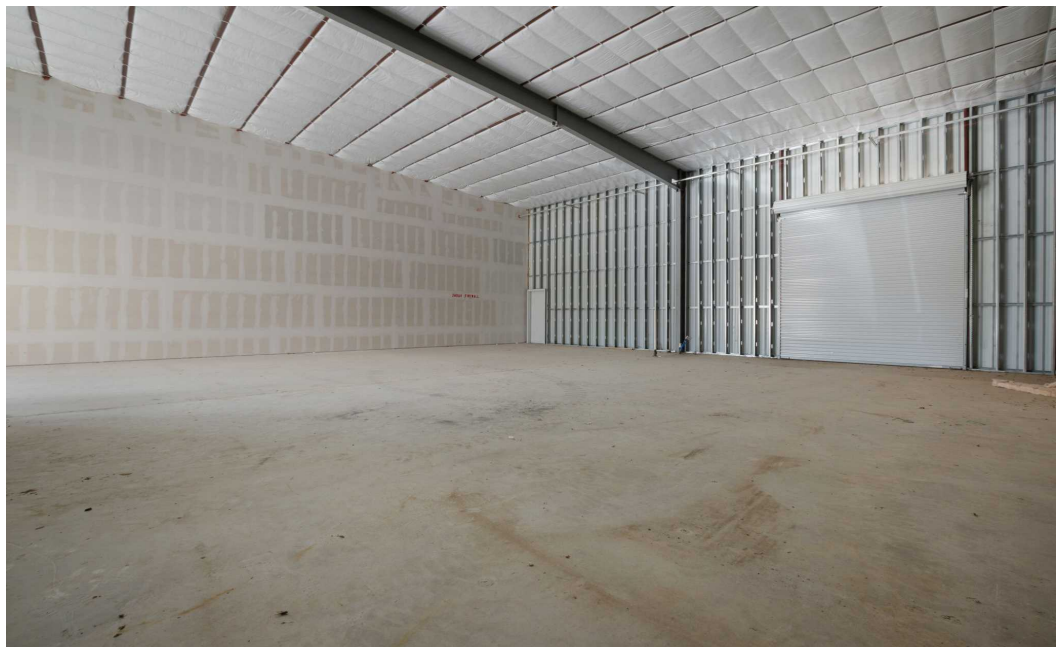
Suite D

1009 Fourth St, Lampasas, TX 76550



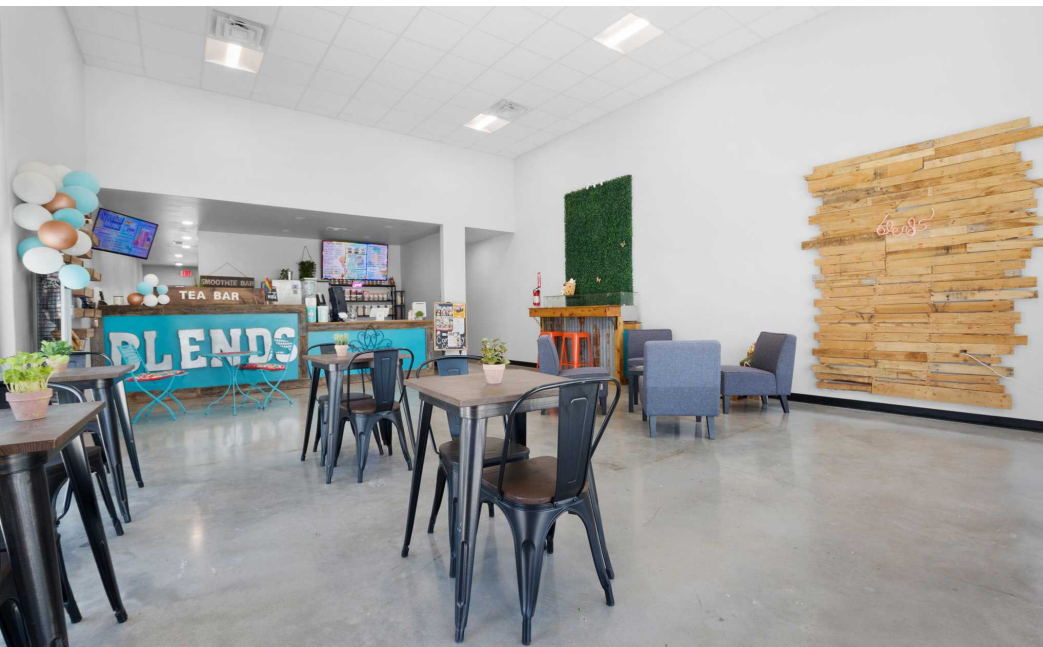
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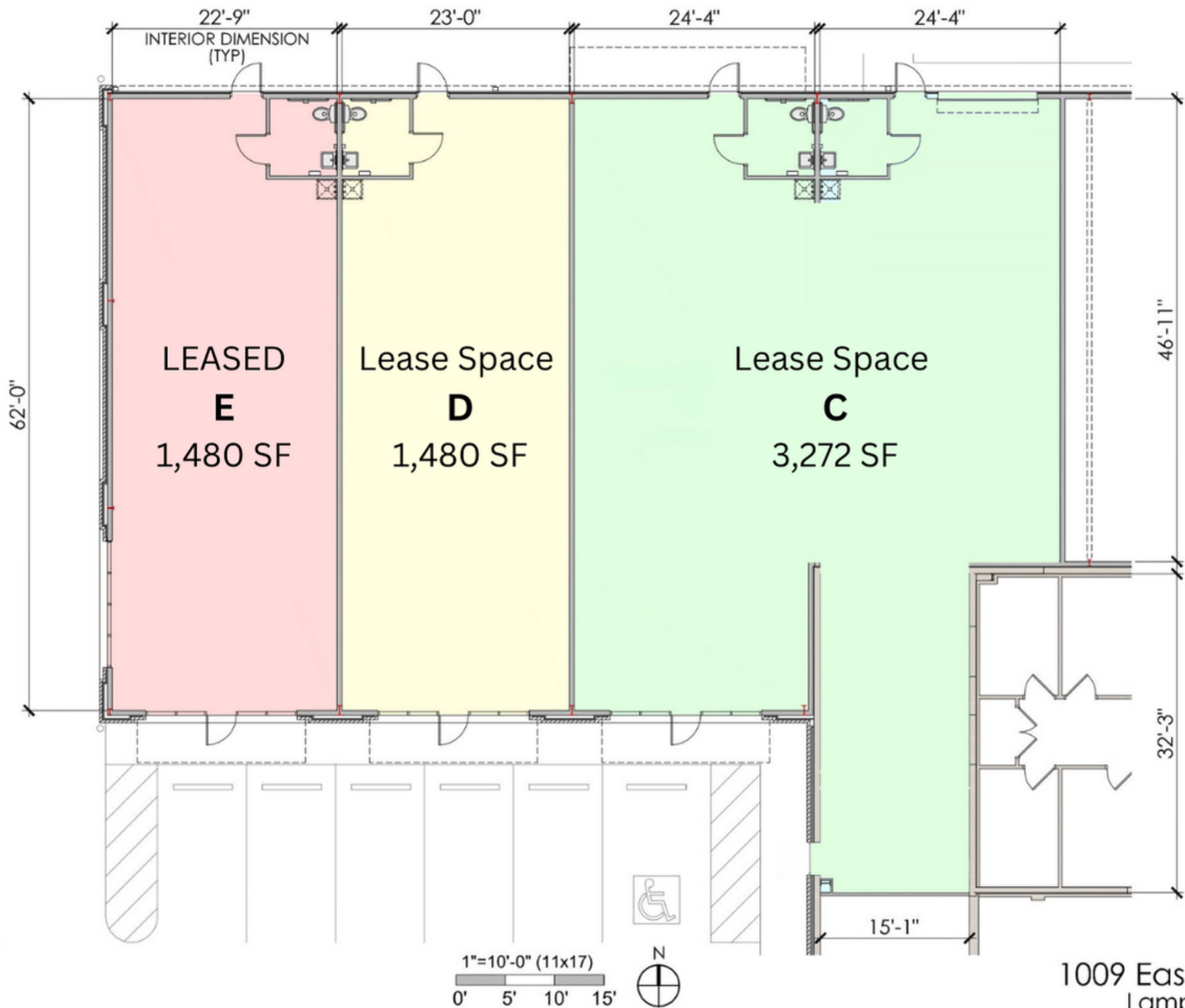
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Tenants

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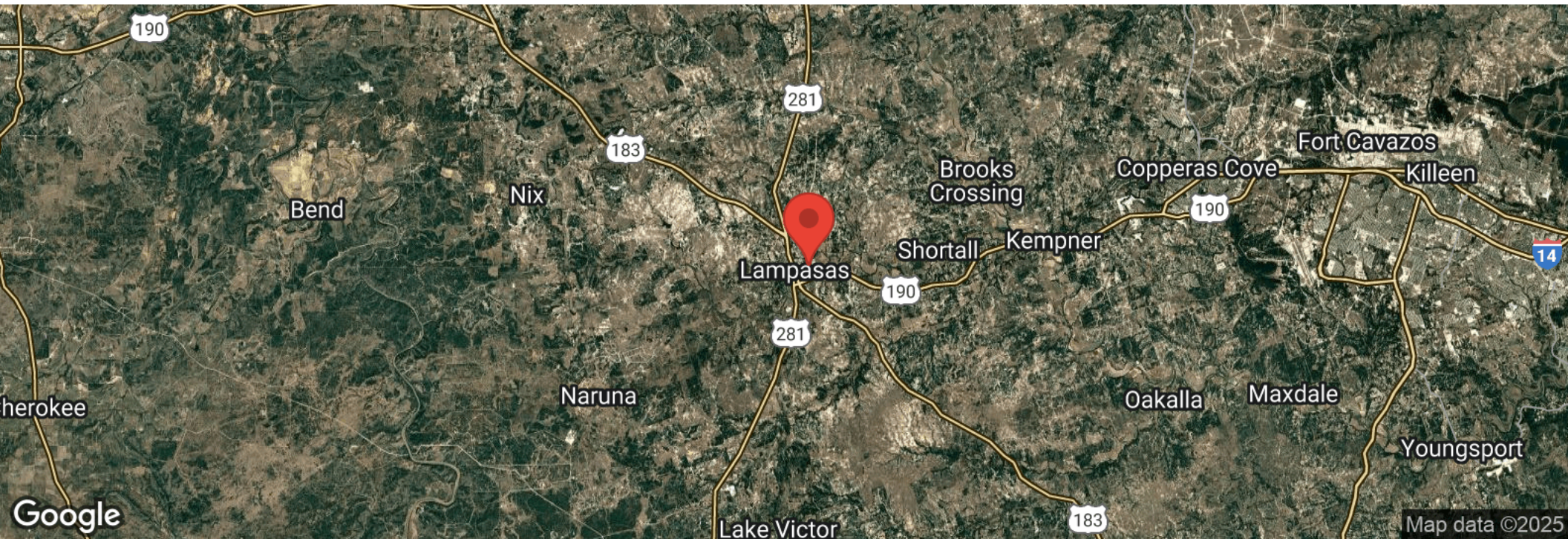
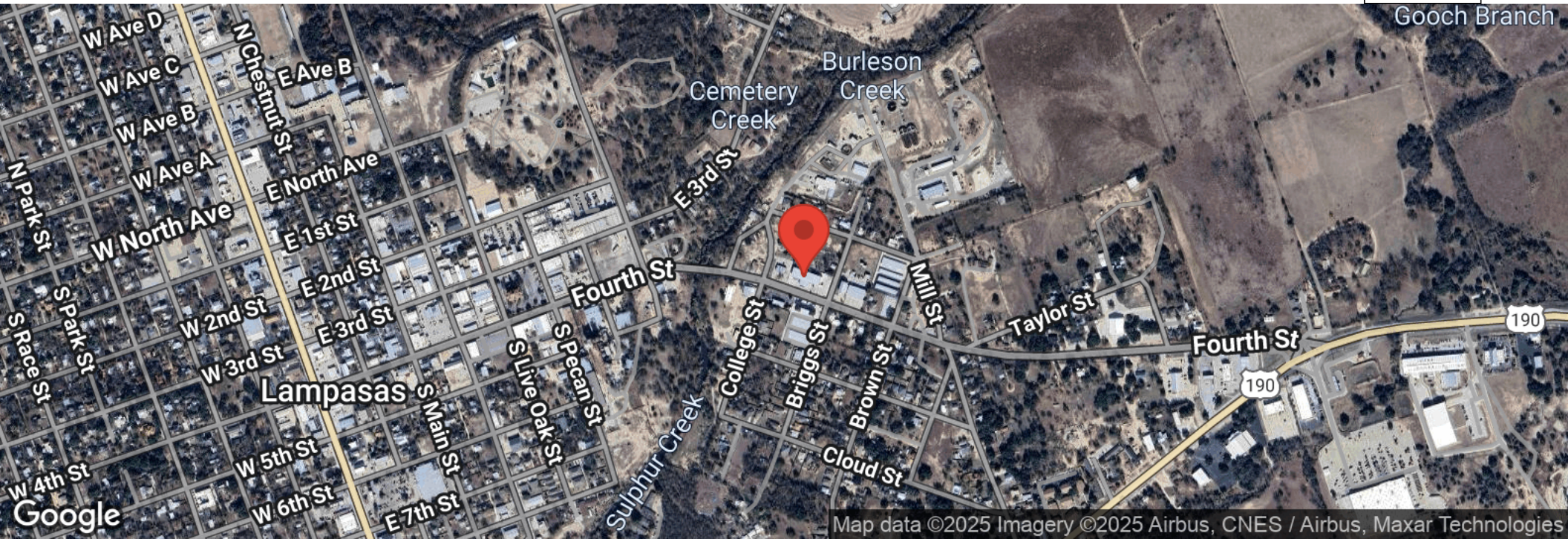
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Lampasas, Texas 76786

Location Maps

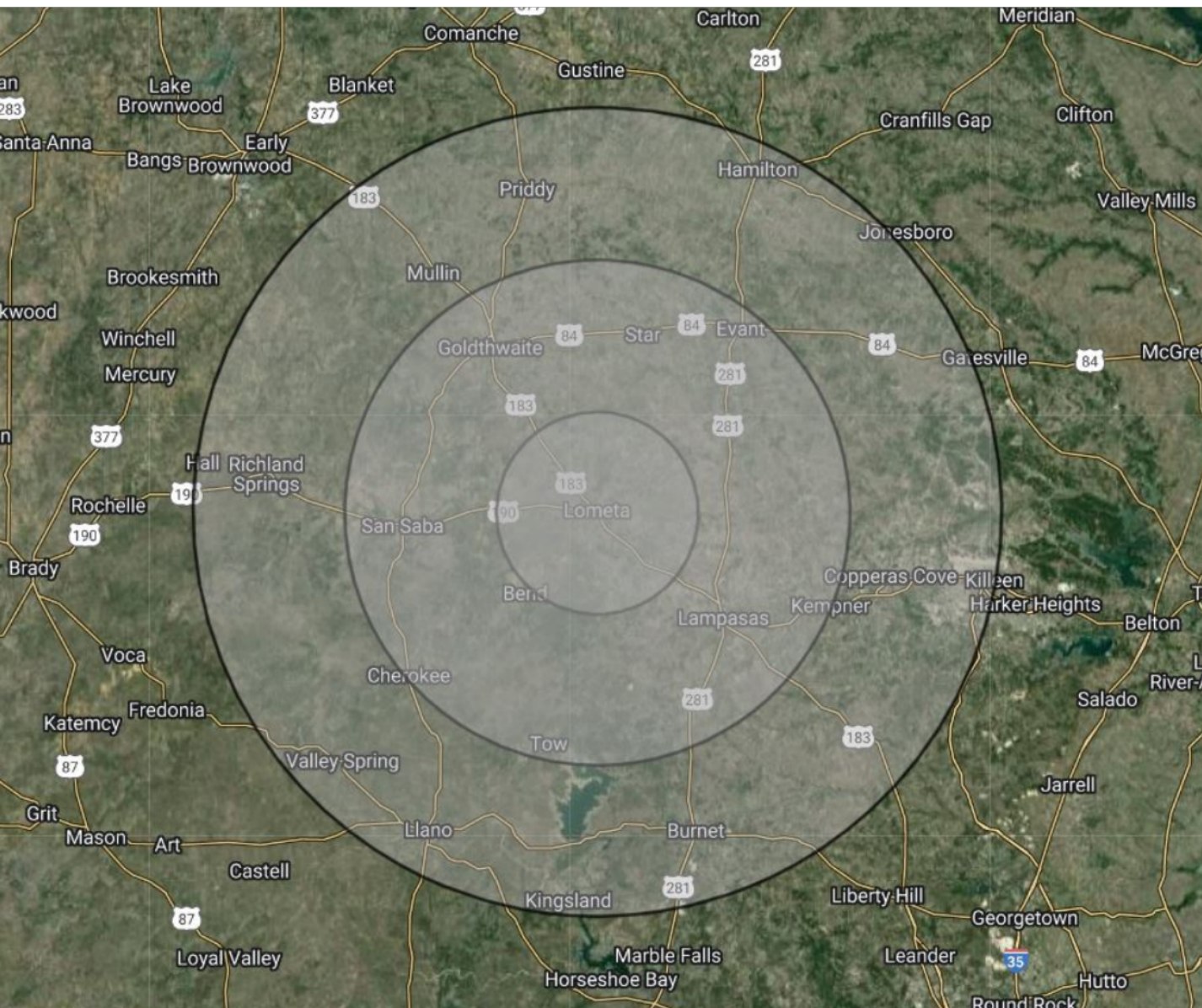
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Gooch Branch



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40 miles	35.53 MEDIAN AGE
\$66,981 MEDIAN HOUSEHOLD INCOME	525,106 INDIVIDUALS

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Points of Interest & Drive Times

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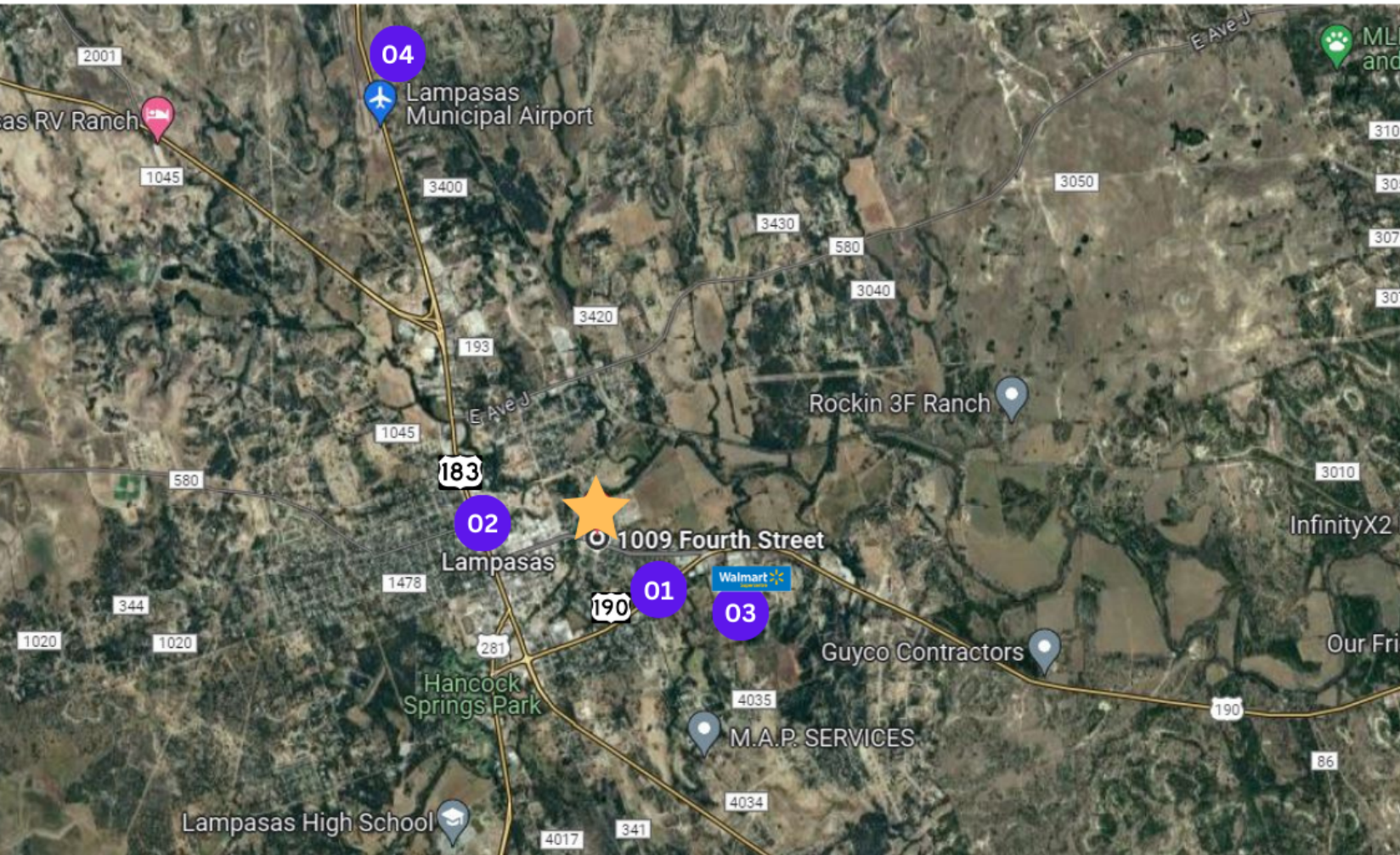

**1009 Fourth St,
Lampasas**

01
U.S. Hwy 190

02
**N US Hwy 183,
Lampasas**

03
**Walmart
Supercenter**

04
**Lampasas Municipal
Airport**



Drive Times



- 01** U.S. Hwy 190
1 min
- 02** N US Hwy 183, Lampasas
2 min
- 03** Walmart Supercenter
4 min
- 04** Lampasas Municipal
Airport
6 min

Disclaimer

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