

GATEWAY CENTER  
**4501 S. GENERAL BRUCE DR.**  
TEMPLE, TX 76502

RETAIL PROPERTY FOR LEASE



*Presented by:*

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# RETAIL PROPERTY FOR LEASE

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### EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                     |
|----------------|-------------------------------------|
| Available SF:  | 2,964 SF                            |
| Lease Rate:    | call for info                       |
| Building Size: | 188,432 SF                          |
| Zoning:        | C                                   |
| Market:        | Killeen - Temple -<br>Fort Hood MSA |
| Submarket:     | Temple                              |

### PROPERTY OVERVIEW

262,400 SF center located on IH-35 just south of Loop 363 in Temple, Texas.

- Junior anchor, retail/restaurant and office spaces available.
- Anchored by Cinemark, Ashley Furniture and Crunch Fitness (coming soon).
- Other area retailers include Home Depot, Target, PetSmart, Office Depot, Best Buy, and many other retailers and restaurants.
- Exposure to over 106,652 vehicles per day on Interstate 35.

### LOCATION OVERVIEW

Located at the main exit in to Temple for northbound traffic. Heavy daytime traffic and highway visibility. Located approximately 1 mile south of the intersection of Loop 363 & Interstate 35 in Temple, Texas.

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SUITE 86 PHOTOS



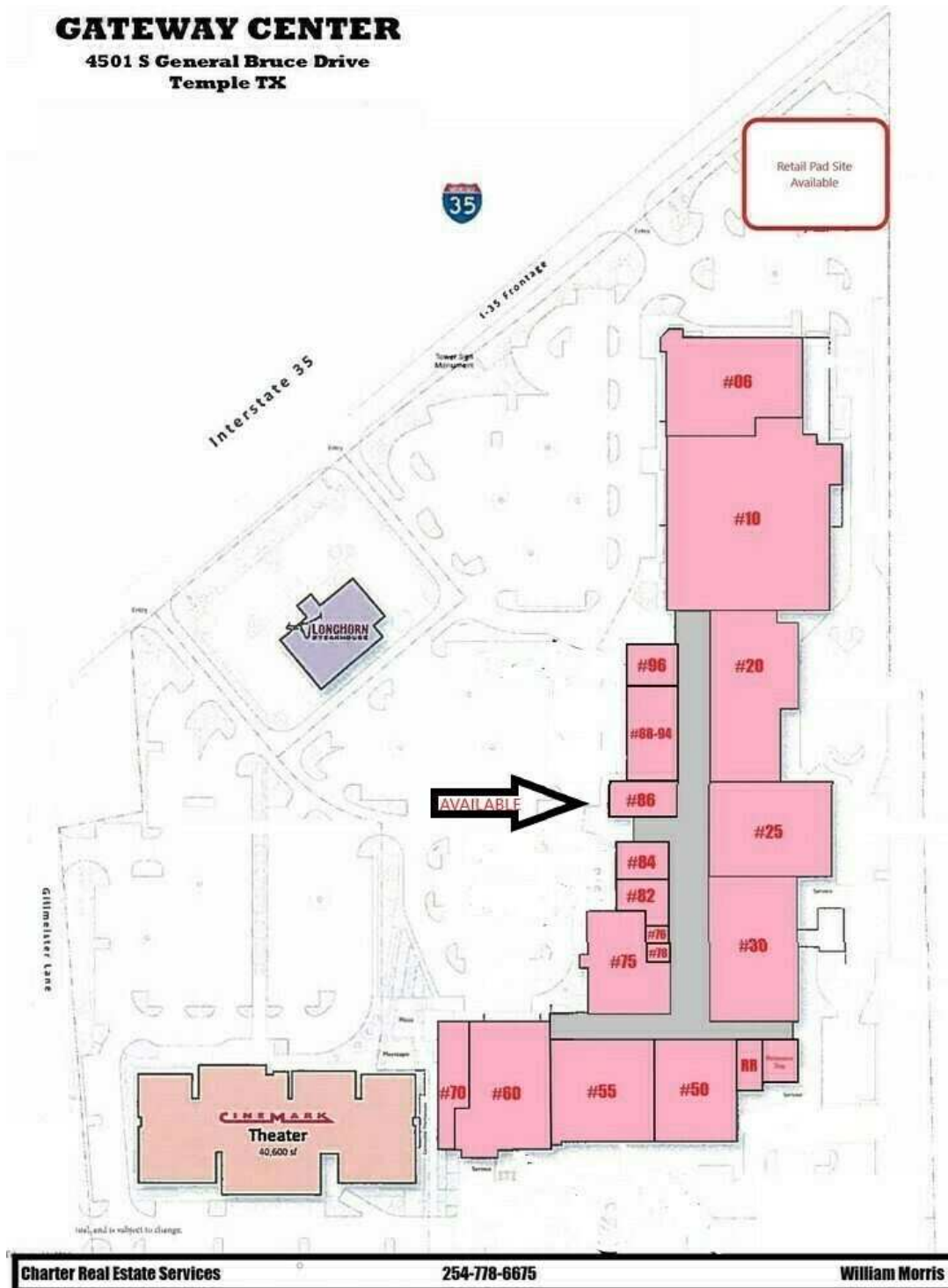
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ADDITIONAL PHOTOS

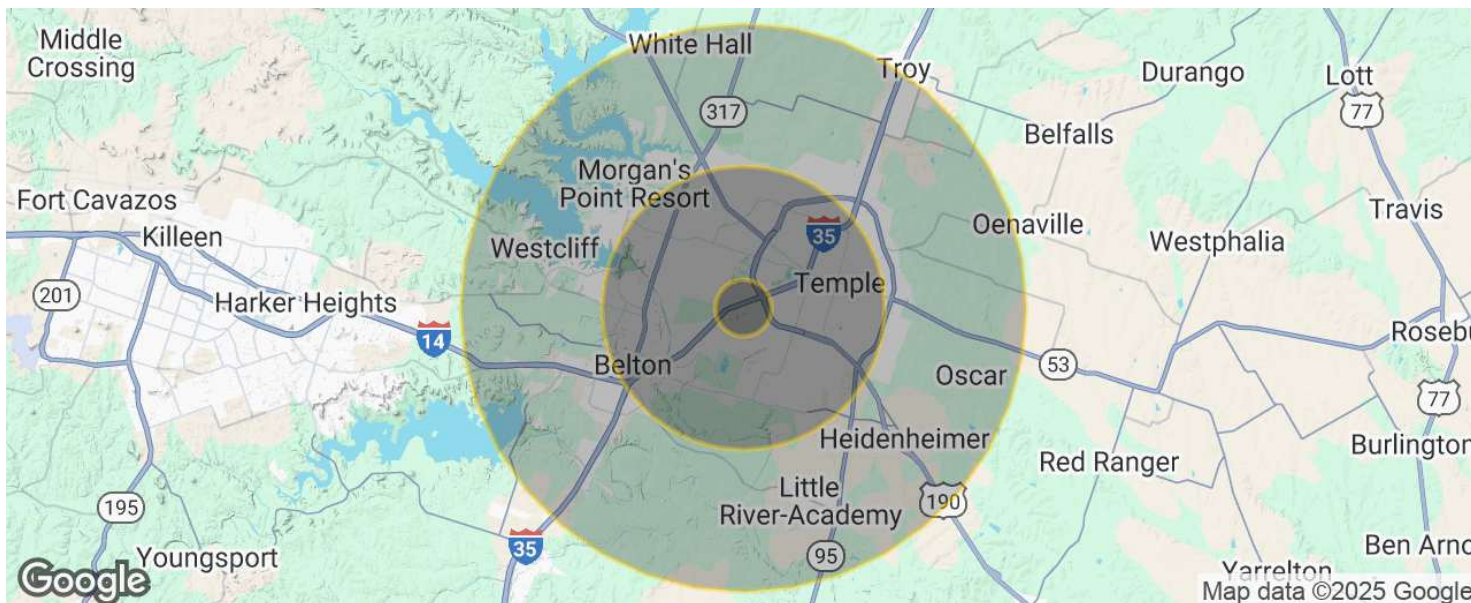


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DEMOGRAPHICS MAP & REPORT



POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 2,959  | 65,730  | 116,251  |
| Median age          | 41.8   | 38.0    | 36.9     |
| Median age (Male)   | 41.2   | 36.7    | 35.6     |
| Median age (Female) | 42.5   | 38.6    | 37.8     |

HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,156     | 24,498    | 41,295    |
| # of persons per HH | 2.6       | 2.7       | 2.8       |
| Average HH income   | \$77,110  | \$67,756  | \$66,533  |
| Average house value | \$161,316 | \$163,124 | \$164,660 |

TRAFFIC COUNTS

/day

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