

# LEDGE STONE MEDICAL

MEDICAL / RETAIL | LEASE



## LEASING INFORMATION

NICK TRIOLA

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# LEDGE STONE MEDICAL

MEDICAL / RETAIL | LEASE

DRIPPING SPRINGS, TEXAS 78620

## ✓ AVAILABILITY

+/- 8,304 SF

## 💰 LEASE TERMS

RATE: \$34/RSF + NNN (STARTING)

TI: \$35/RSF

TERM: 5-10 year



PROPERTY INFORMATION

## ★ FEATURES

### LOCATION

- Easy access from Hwy 290 via lighted intersection at Hwy 290 and Ledge Stone Dr.
- Project anchored by Austin Regional Clinic.
- Adjacent to other national retailers and QSR.

### BUILDINGS

- Total of 14,866 SF
- Deliver Date - 2024
- Parking Ratio - 1:200 square feet

### DEMOGRAPHICS

(5-MILE, CoStar 2023)

- Population- 39,540
- Avg Household Income - \$170,242
- Projected Household Growth 2022-2027 - 2.2%



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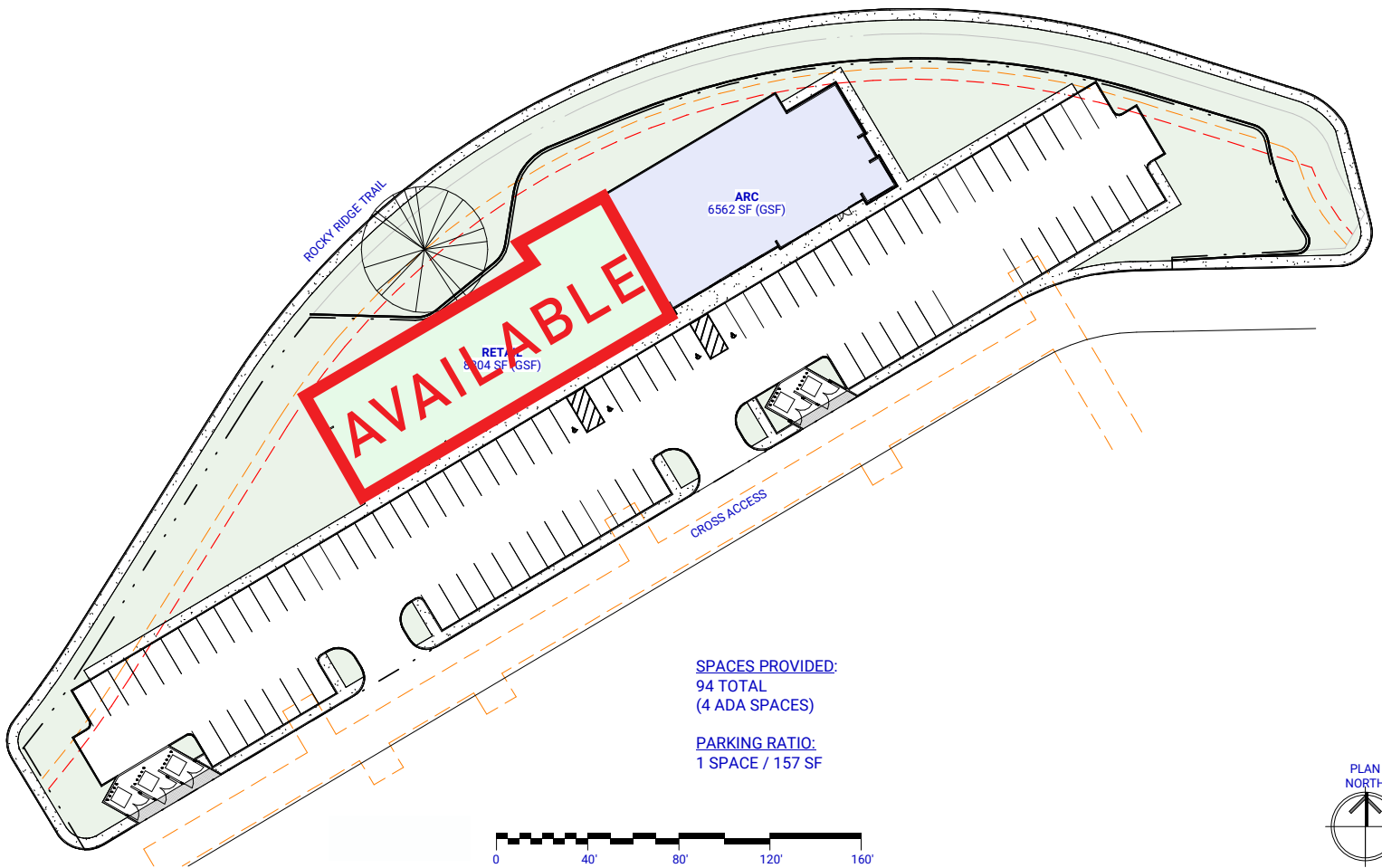
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SITE PLAN



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AREA MAP



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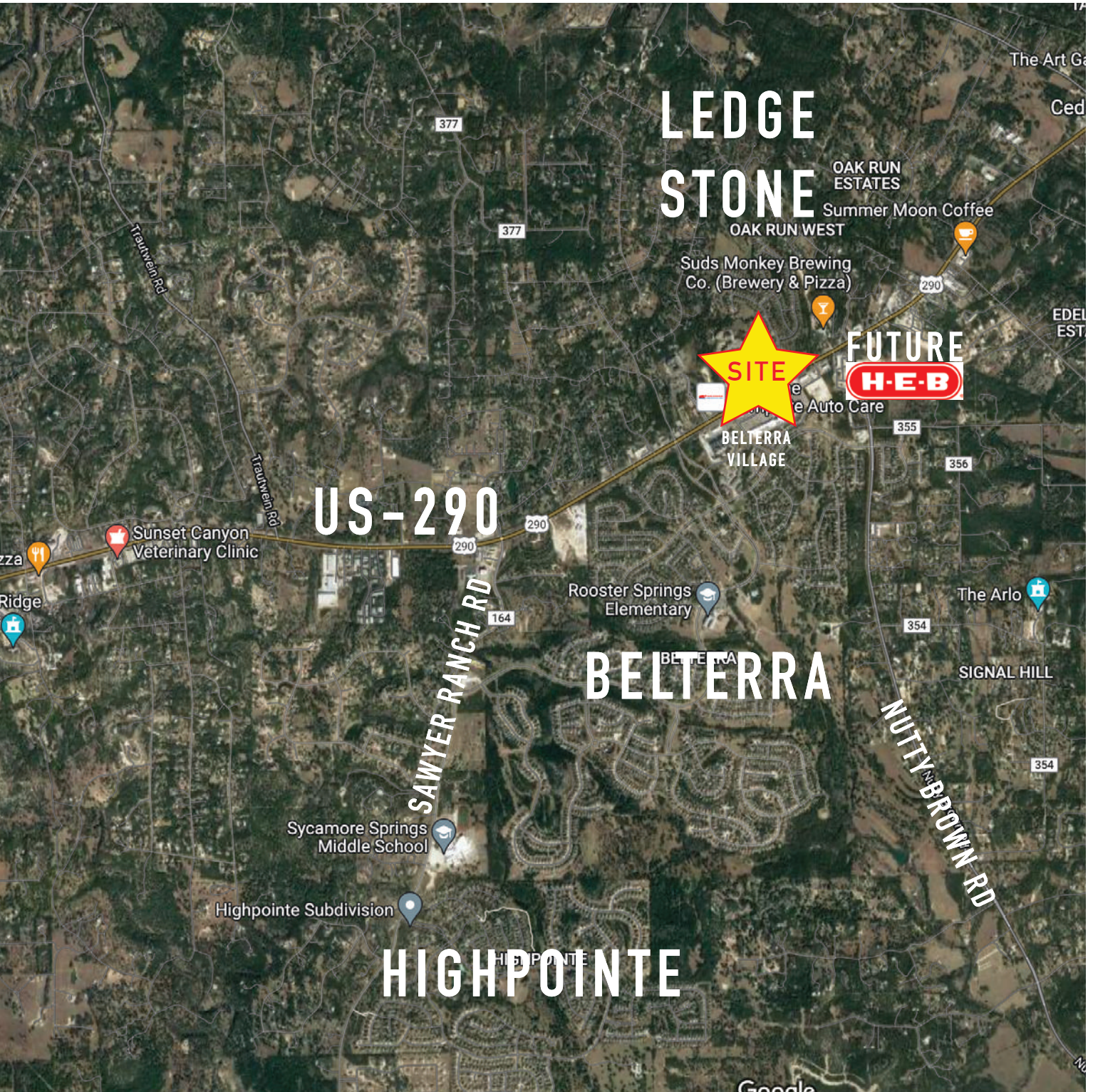
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PRELIMINARY RENDERINGS