



PROPERTY
FOR LEASE

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GEORGETOWN OFFICE / RETAIL OPPORTUNITY

1625 WILLIAMS DR, GEORGETOWN, TX 78628

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr
OPEX:	\$9.50 SF/yr
Available SF:	1,640 SF
Lot Size:	127,168 SF 1
Number of Units:	OF
Zoning:	

PROPERTY OVERVIEW

This exceptional property offers prime commercial space for lease, boasting modern amenities and a versatile layout to suit a range of business needs. With ample parking and high visibility, it presents an unparalleled opportunity to establish or expand your operations. The well-maintained building features spacious interiors, ample natural light, and customizable floor plans, ensuring a welcoming and functional environment for employees and clients. Join a vibrant business community and elevate your brand with this premier property in the heart of Georgetown. Welcome to a space where your business can thrive.

PROPERTY HIGHLIGHTS

- Spacious open layout
- High-speed internet connectivity
- On-site parking for employees and guests
- Natural light throughout the space
- Corner Suite
- Built by Fine Line GC



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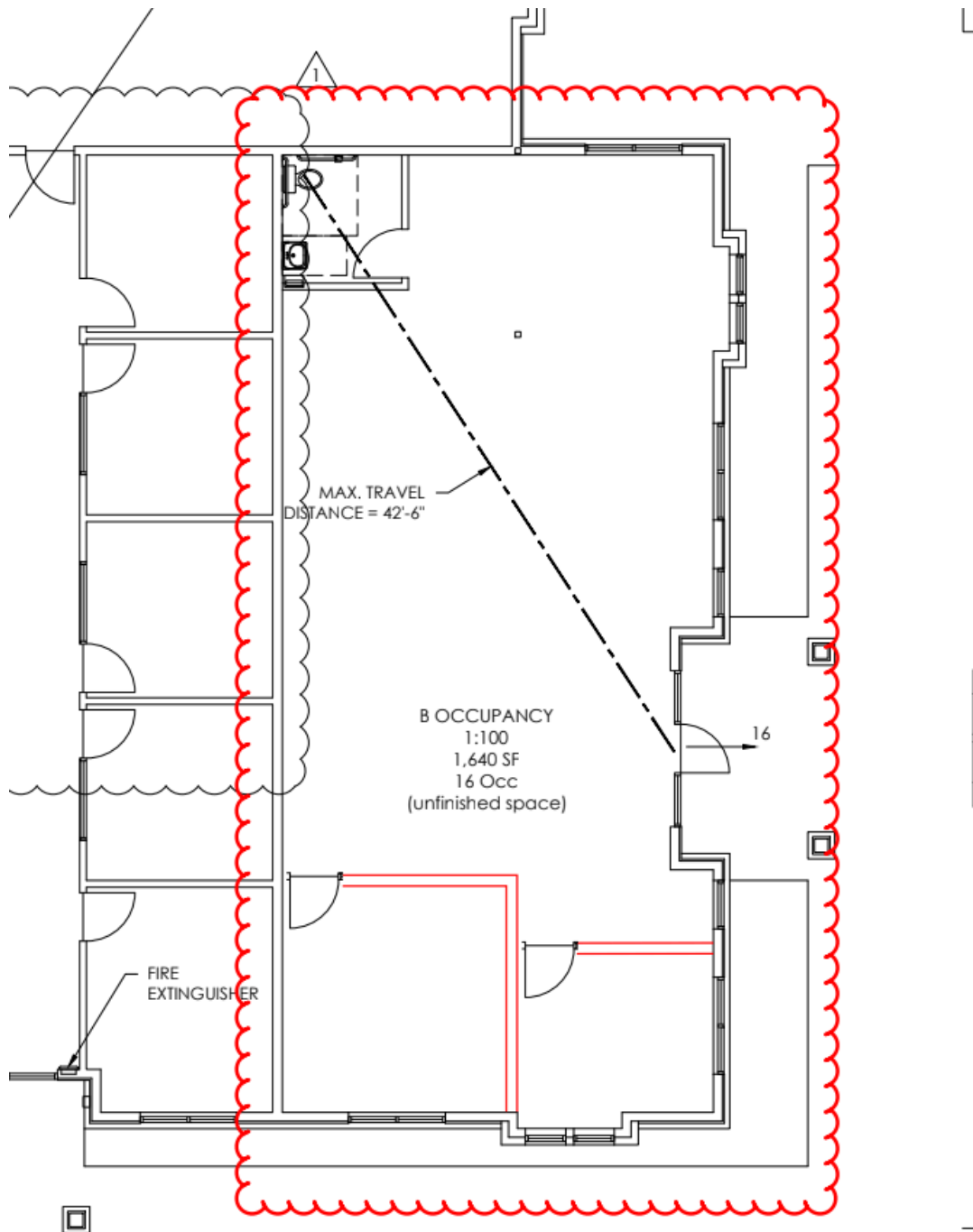
INTERIOR PHOTOS



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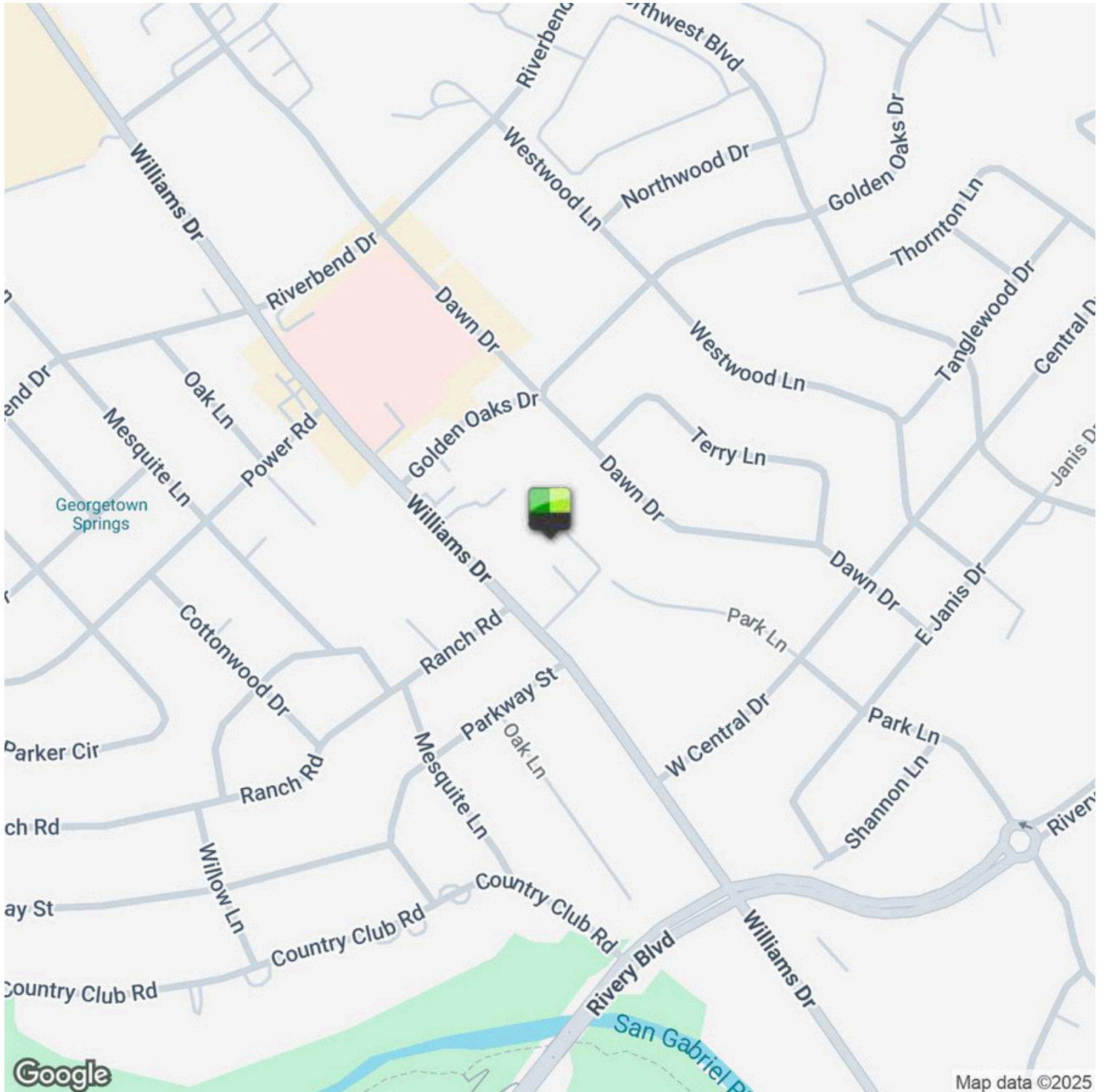
FLOOR PLAN



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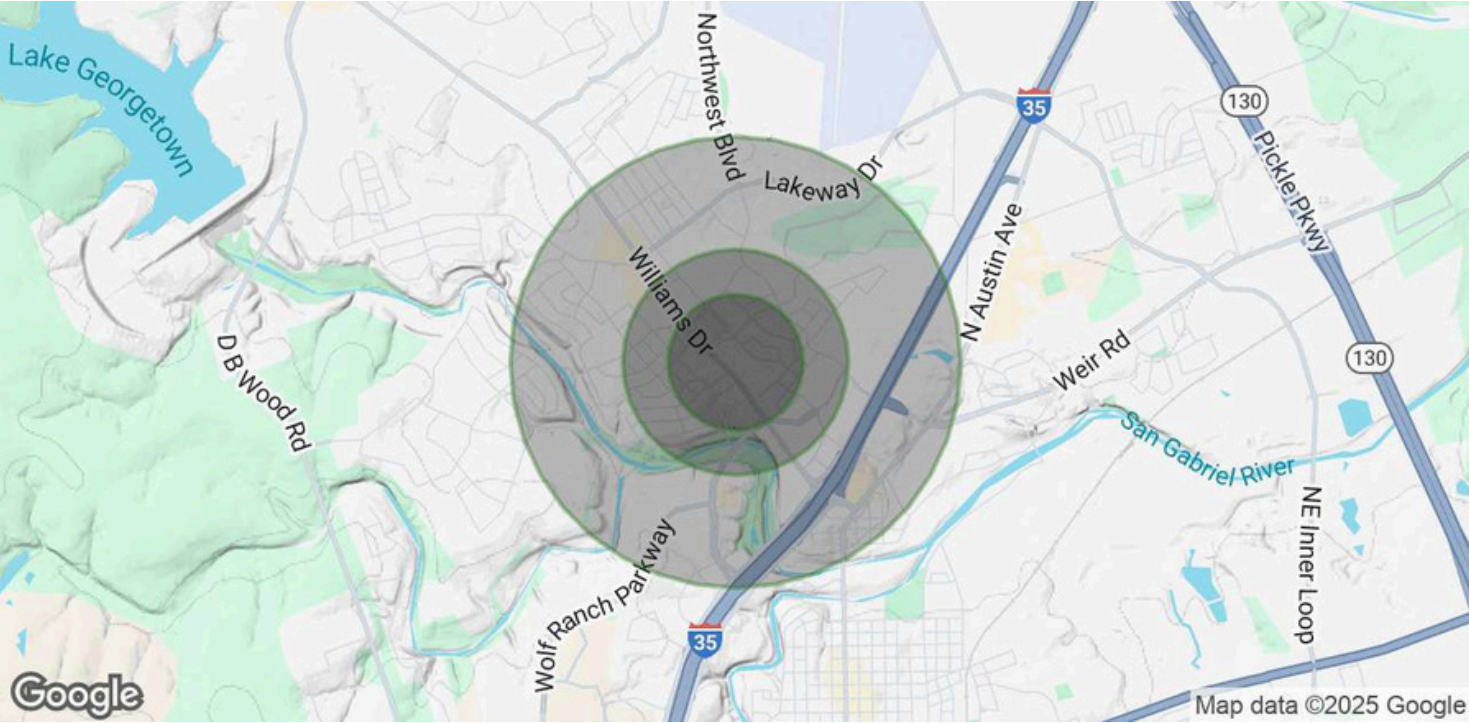
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TotalPopulation	1,078	3,313	8,043
Average Age	40	41	42
Average Age (Male)	37	38	39
Average Age (Female)	43	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households # of Persons	462	1,476	3,533
per HH Average HH Income	2.3	2.2	2.3
Average House Value	\$89,681	\$92,895	\$101,803
	\$371,878	\$407,013	\$457,859

Demographicdata derived from AlphaMap

