

FOR LEASE



Capstone Commercial Realty proudly presents a prime location at 5050 W Waco Dr, Waco, TX 76710. The property features a 76,212 square foot stand-alone building, that can be divided.

This versatile space is ready to be tailored to suit a variety of businesses. With two dock doors and two entrances, logistical operations are streamlined for efficiency. The lease terms are favorable at \$18 per square foot with NNNs at \$3.11.

PROPERTY HIGHLIGHTS

Lease Price	\$18/SF \$3.11 NNN's
Building Square Footage	76,212
Available Square Footage	76,212
Use	Commercial/Retail
Amenities	2 Entrances 2 Dock Doors

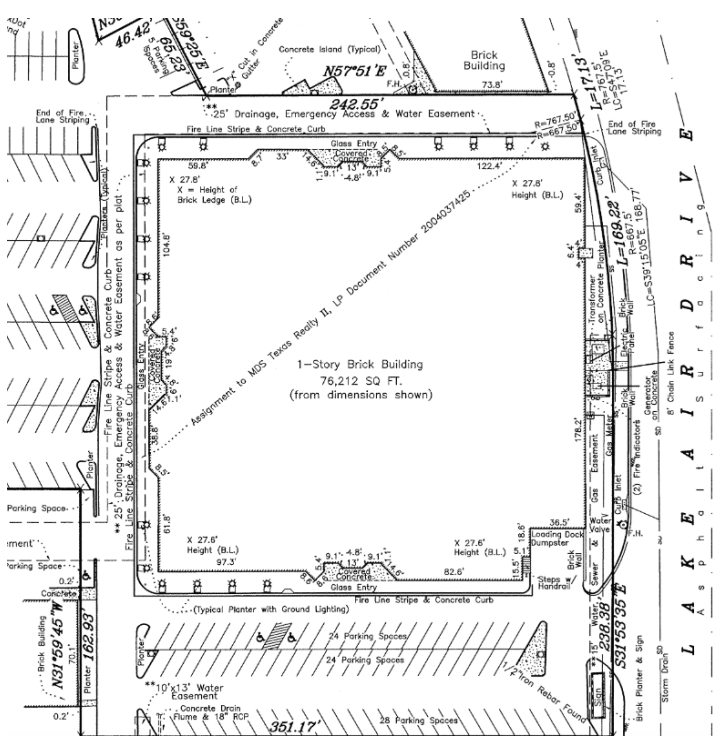
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,777	64,572	147,079
Households	3,475	25,424	56,057
Families	1,629	15,394	32,610
Average Household Size	2.16	2.50	2.49
Owner Occupied Housing Units	840	13,699	28,165
Renter Occupied Housing Units	2,635	11,725	27,892
Median Age	34.1	36.5	33.0
Median Household Income	\$40,687	\$53,862	\$52,262
Average Household Income	\$52,678	\$76,216	\$76,213

DAN SHARRER

Founder & Managing Broker
317.586.0796
dan@capstonecommercialrealty.com

8040 Castleway Drive
Indianapolis, IN 46250
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