

12 S MAIN ST
12 S MAIN ST
TEMPLE, TX 76501

RETAIL PROPERTY FOR LEASE



Presented by:

WILL MORRIS

254.778.6675

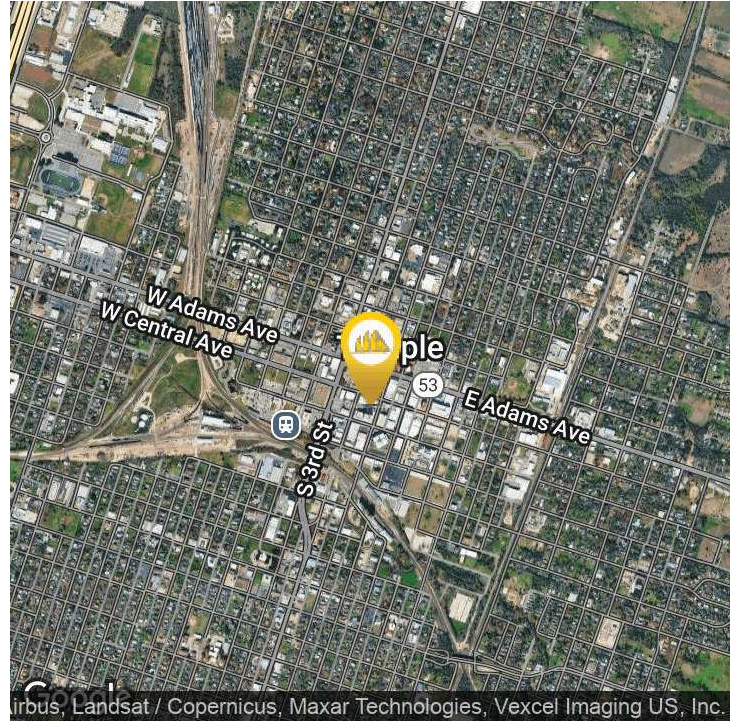
will@charterres.com

DANIEL MORRISON

254.780.7988

Daniel@charterres.com





OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,700 SF
Available SF:	5,700 SF
Lot Size:	3,466 SF
Zoning:	CA

PROPERTY OVERVIEW

An outstanding opportunity to lease a fully renovated 6,000 SF, two-story historic building in the heart of the Central Business District. This single-tenant property seamlessly blends timeless architectural character with modern upgrades, creating a space that is both distinctive and highly functional.

The building is move-in ready, featuring a fully equipped commercial kitchen with a walk-in cooler, vent hood, and granite counters, complemented by a full fire sprinkler system and smart lighting throughout. Practical features such as three designated parking spaces—a rare advantage downtown—add convenience for tenants and guests alike.

With its prime location, high visibility, and turnkey readiness, this property offers a premier setting for a restaurant, boutique retail, or specialty concept looking to make a statement in one of the city's most vibrant business districts.

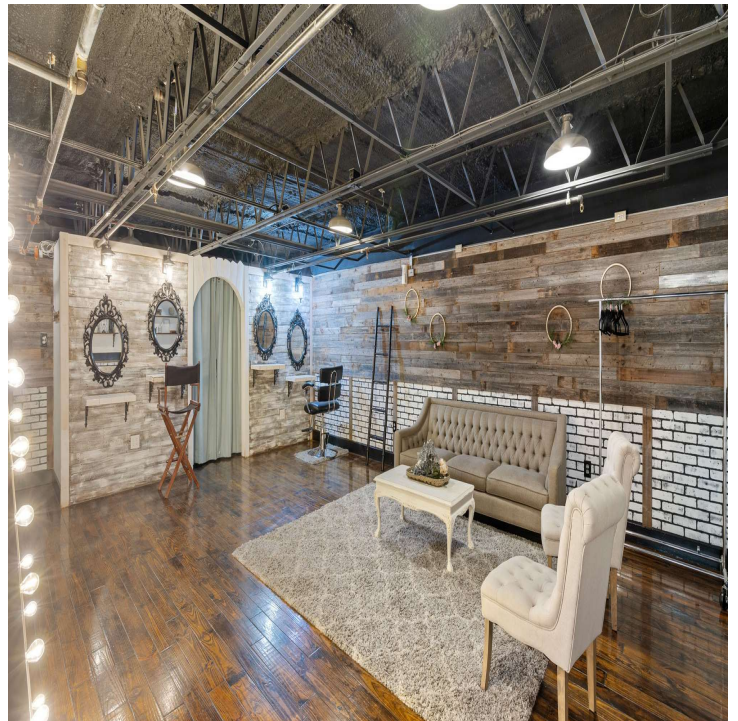
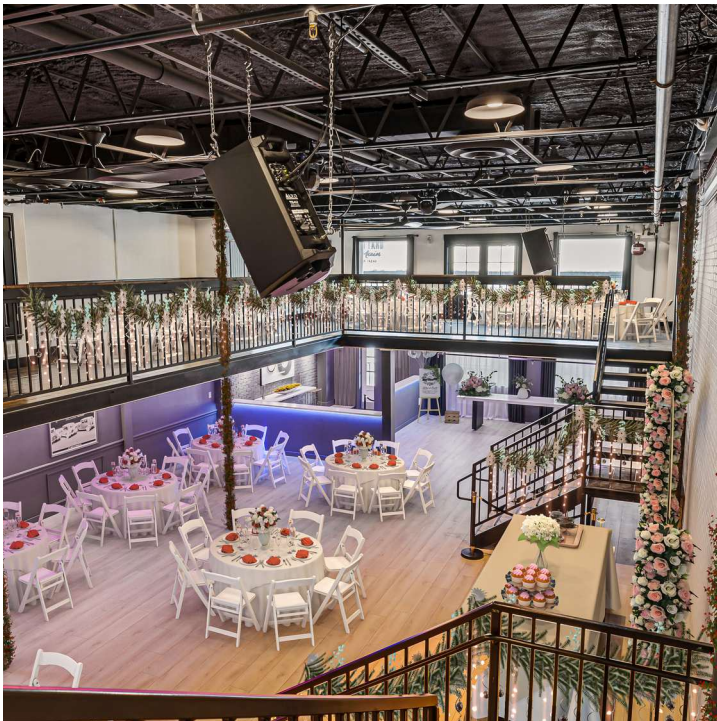
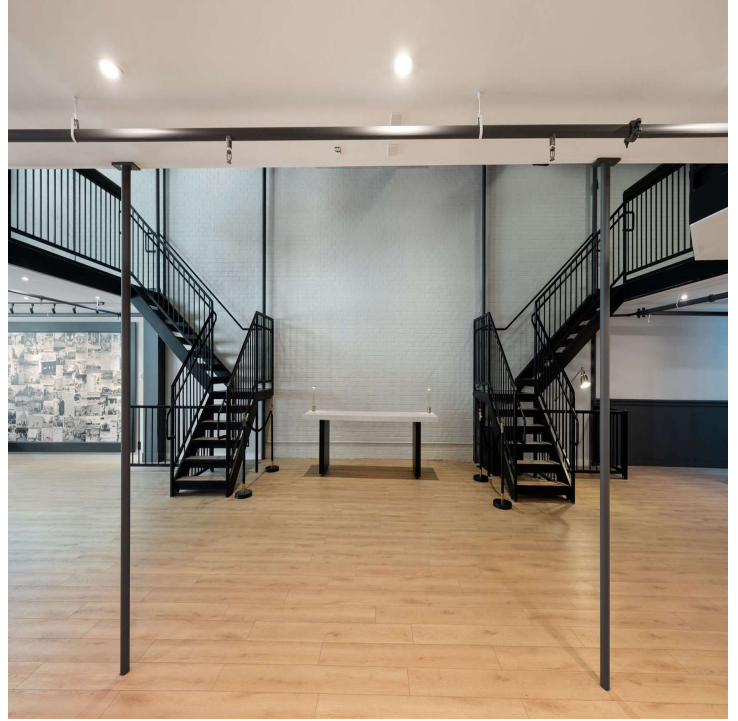
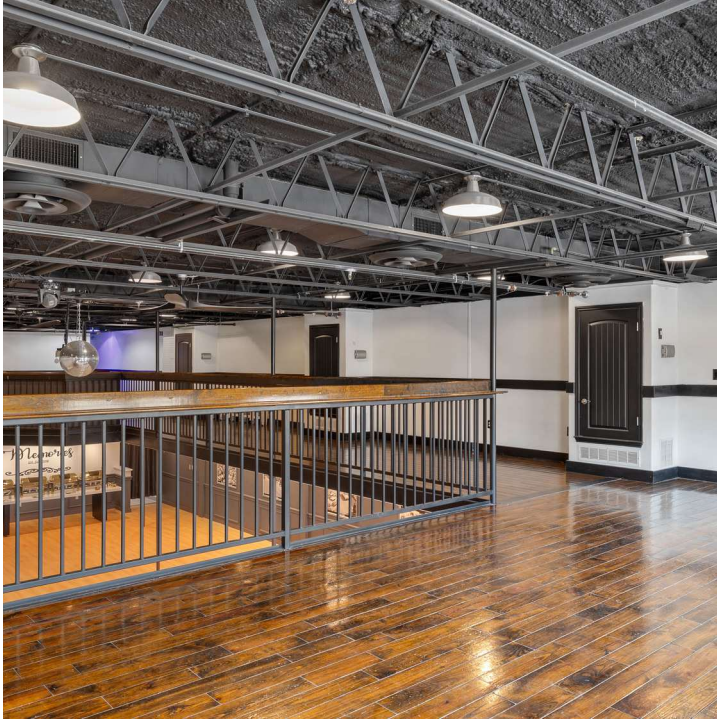
PROPERTY HIGHLIGHTS

- Located in the Central Business District
- Turn Key
- 2 story

RETAIL PROPERTY FOR LEASE

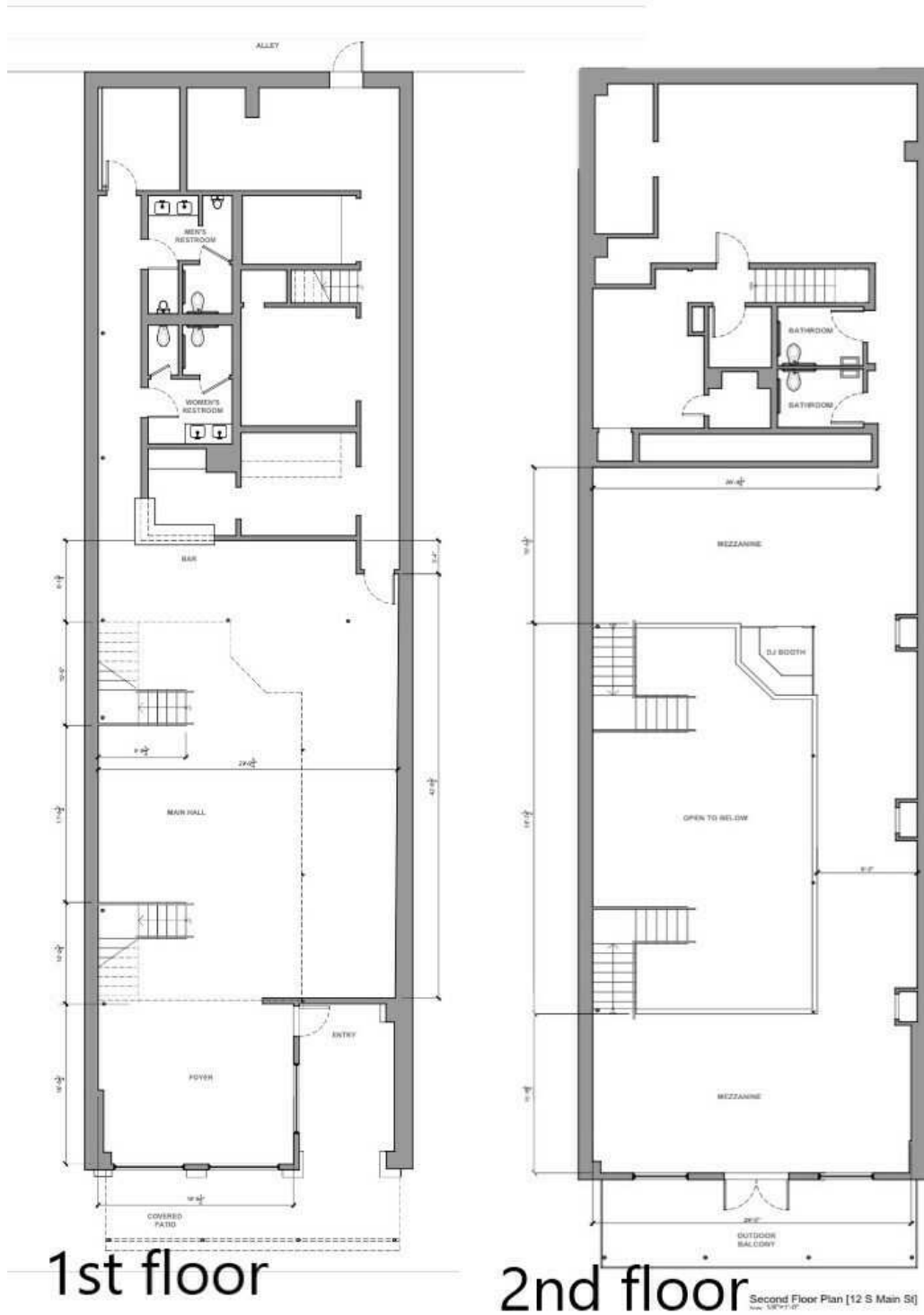
TEMPLE, TX 76501

INTERIOR PHOTOS



WILL MORRIS
254.778.6675
will@charterres.com

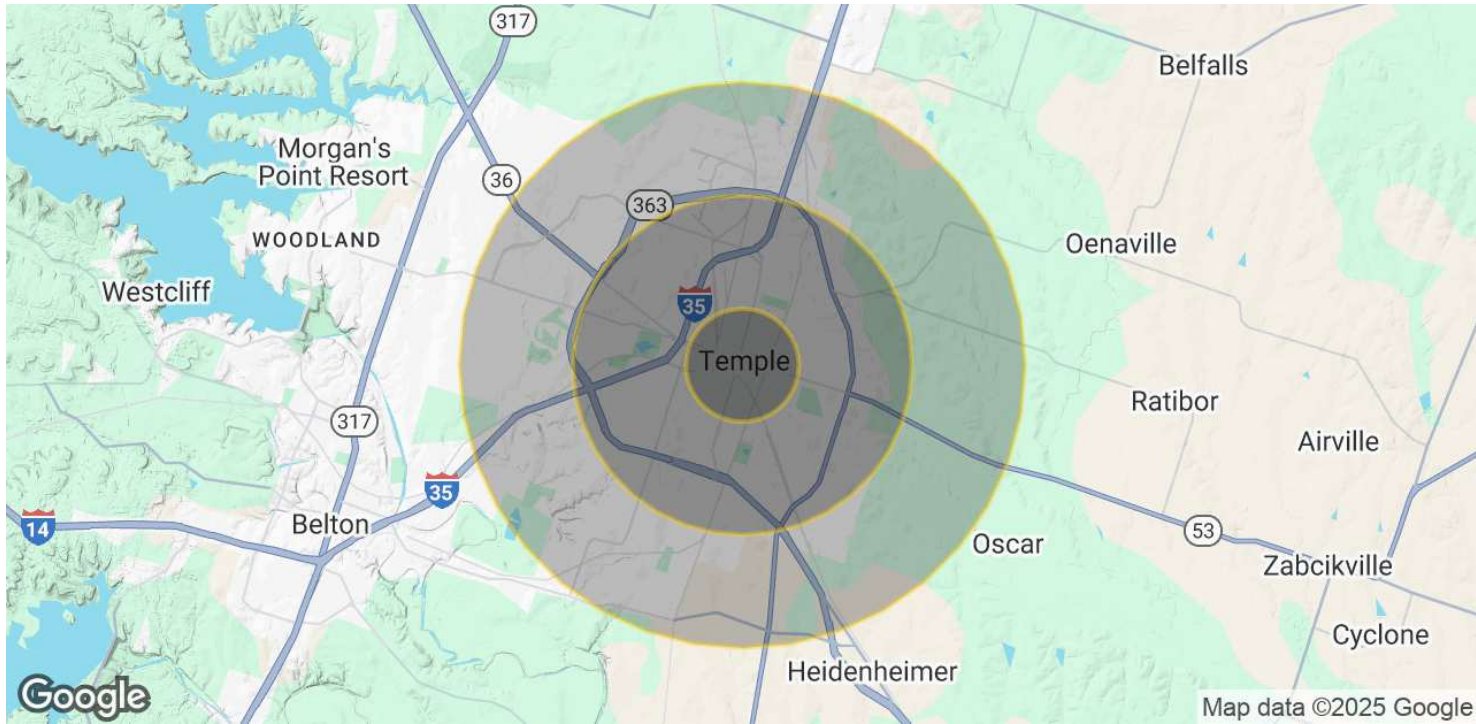
DANIEL MORRISON
254.780.7988
Daniel@charterres.com





WILL MORRIS
254.778.6675
will@charterres.com

DANIEL MORRISON
254.780.7988
Daniel@charterres.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,134	41,302	75,900
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,718	17,718	31,024
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$52,148	\$60,311	\$76,095
Average House Value	\$185,384	\$198,732	\$231,858

Demographics data derived from AlphaMap