

FOR LEASE

103 Thousand Oaks Blvd Georgetown, TX

ALINA GIBBS

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PROPERTY

This well-appointed single-story commercial property spans 1,688 sq ft on a spacious 0.28-acre lot, boasting central heating and cooling, fire sprinkler amenities, and an interior designed for medical offices. Perfectly suited for a range of medical practices, this space offers versatility and quality with gypsum interior walls, making it a prime choice for your medical business in a convenient location.

Includes 9 private surface spaces plus street parking

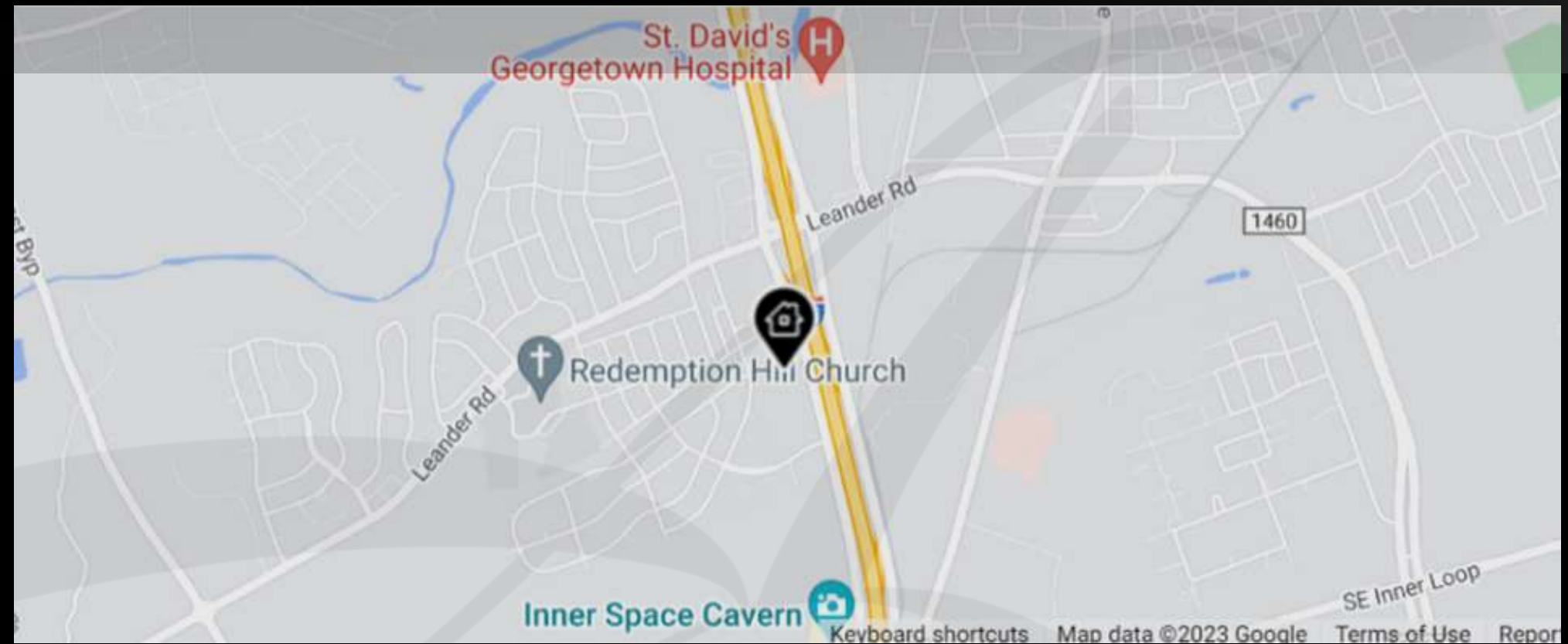
Property Facts	Description
Property Type	Commercial (General)
Number of Stories	1
Building Area (sq ft)	1,688
Lot Size	0.28 acres
Heating and Cooling	Central
Amenities	Fire Sprinkler



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Situated right off the interstate in the southern part of Georgetown, this property is conveniently located at the southwest intersection of Thousand Oaks Boulevard and Interstate 35 Frontage Road. It can be found just 0.2 miles south of Leander Road in Georgetown, Texas.



LOCATION

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INTERIOR The interior showcases gypsum board walls, providing a versatile canvas for the space. Presently designed as an elegant medical facility, the interior showcases elements such as cherry hardwood floors and ceramic tile, complemented by contemporary grey and white walls, culminating in a welcoming ambiance.

THE ATTACHED INFORMATION IS BEING PRESENTED BY THE BROKER ACTING AS THE AGENT AND REPRESENTATIVE OF THE OWNER. THE BROKER DOES NOT PROVIDE ANY EXPLICIT OR IMPLIED GUARANTEES ABOUT THE ACCURACY OF THE CONTAINED DETAILS. ALL SUBMITTED INFORMATION IS SUBJECT TO POTENTIAL CHANGES IN TERMS OF PRICE, CONDITIONS, OR AVAILABILITY. FURTHERMORE, THE BROKER HAS NOT CONDUCTED AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY AND DOES NOT PROVIDE INFORMATION ON ITS ENVIRONMENTAL STATUS. THE BROKER STRONGLY RECOMMENDS THAT INDEPENDENT REPRESENTATIVES OF THE LESSEE CARRY OUT A THOROUGH ASSESSMENT OF THE PROPERTY. IN COMPLIANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT DISCRIMINATION BASED ON RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION, OR HANDICAP STATUS

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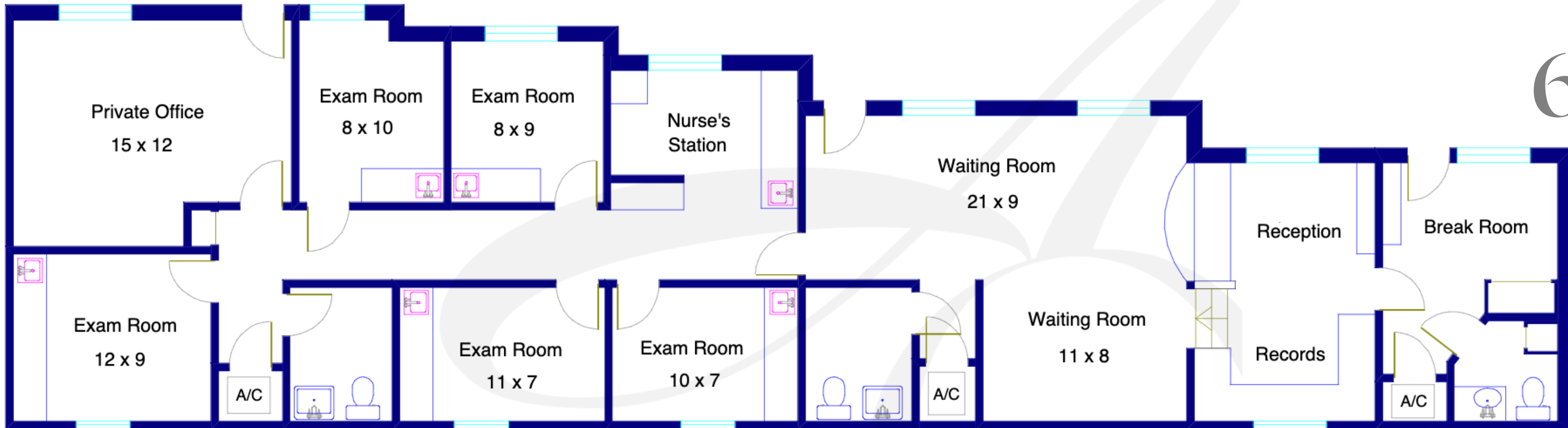
Notable amenities encompass well-equipped kitchens, reception areas, restrooms, and a fire sprinkler system, all complemented by the convenience of central heating and cooling for uninterrupted comfort.

INTERIOR

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FLOOR PLAN

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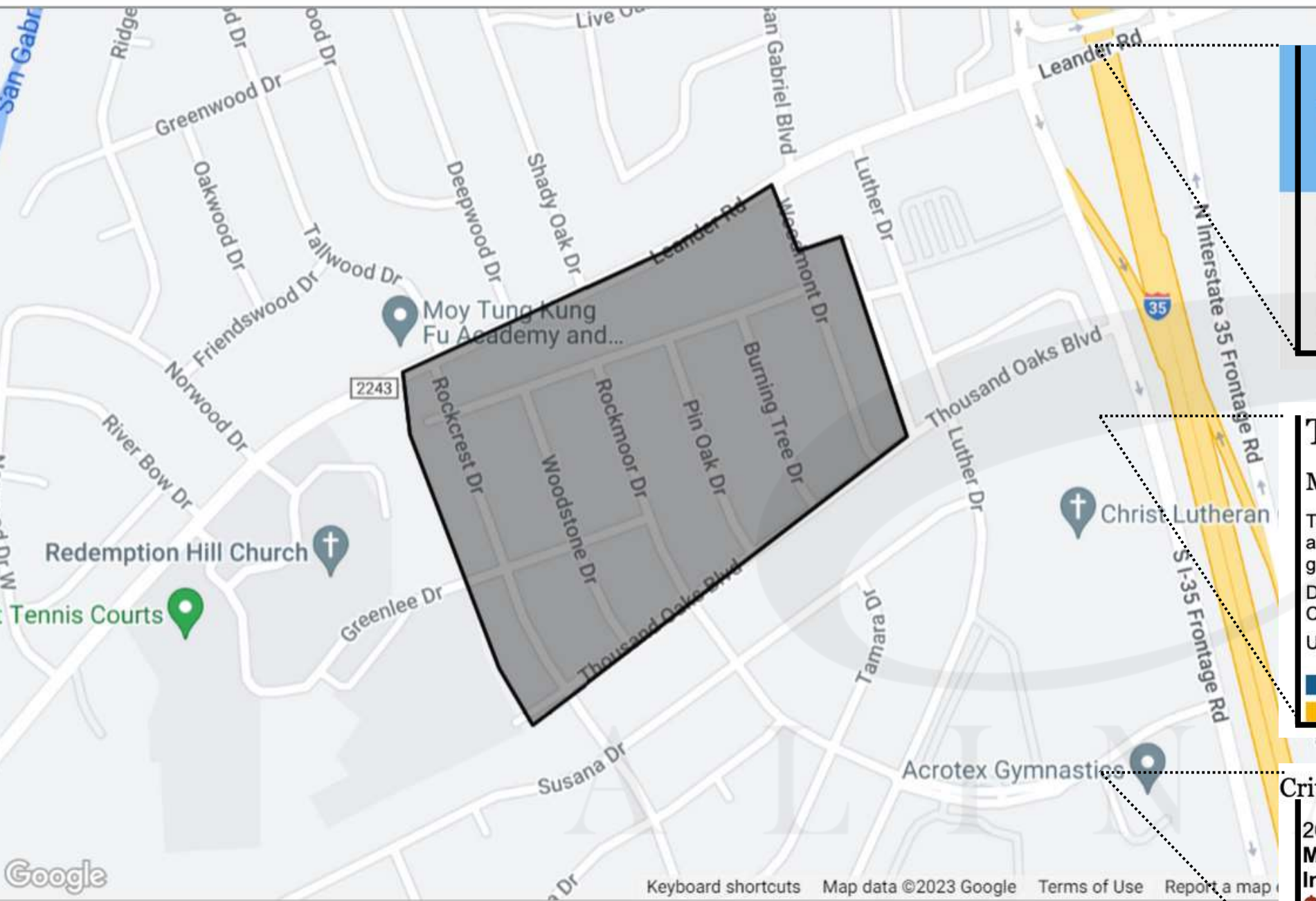


Rank	Intermediate Neighborhoods	2022-2025 Household Income Growth Rate <i>Percent change</i>	2022-2025 Per Capita Income Growth Rate <i>Percent change</i>
	Thousand Oaks in Georgetown, TX	1.31%	1.91%

The Thousand Oaks Georgetown area holds a prime position, as indicated by the TRADE AREA ANALYSIS, ranking among the top locales to connect with your customer base.

TRADE AREA ANALYSIS

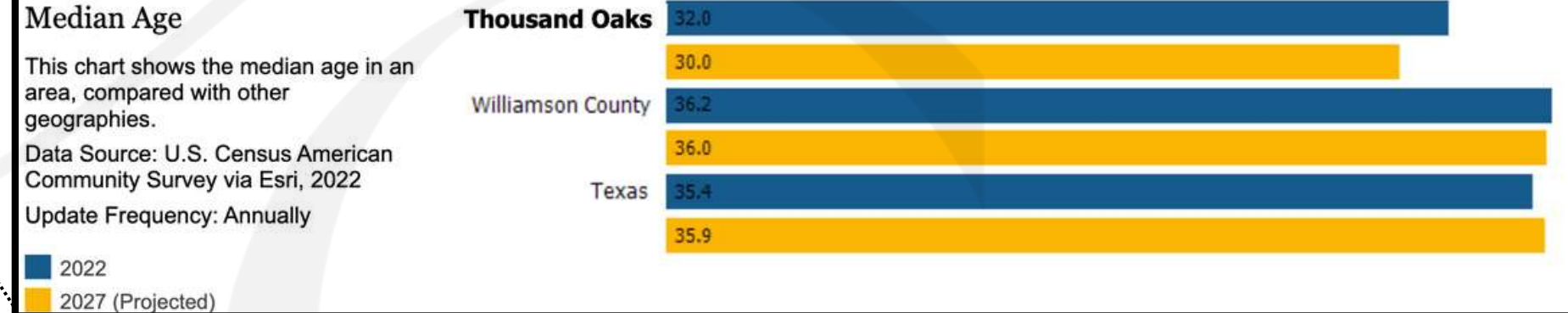
Thousand Oaks in Georgetown, TX



About this segment Bright Young Professionals

This is the #1 dominant segment for this area	In this area 100.0% of households fall into this segment	In the United States 2.3% of households fall into this segment
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Thousand Oaks in Georgetown, TX: Age Comparison

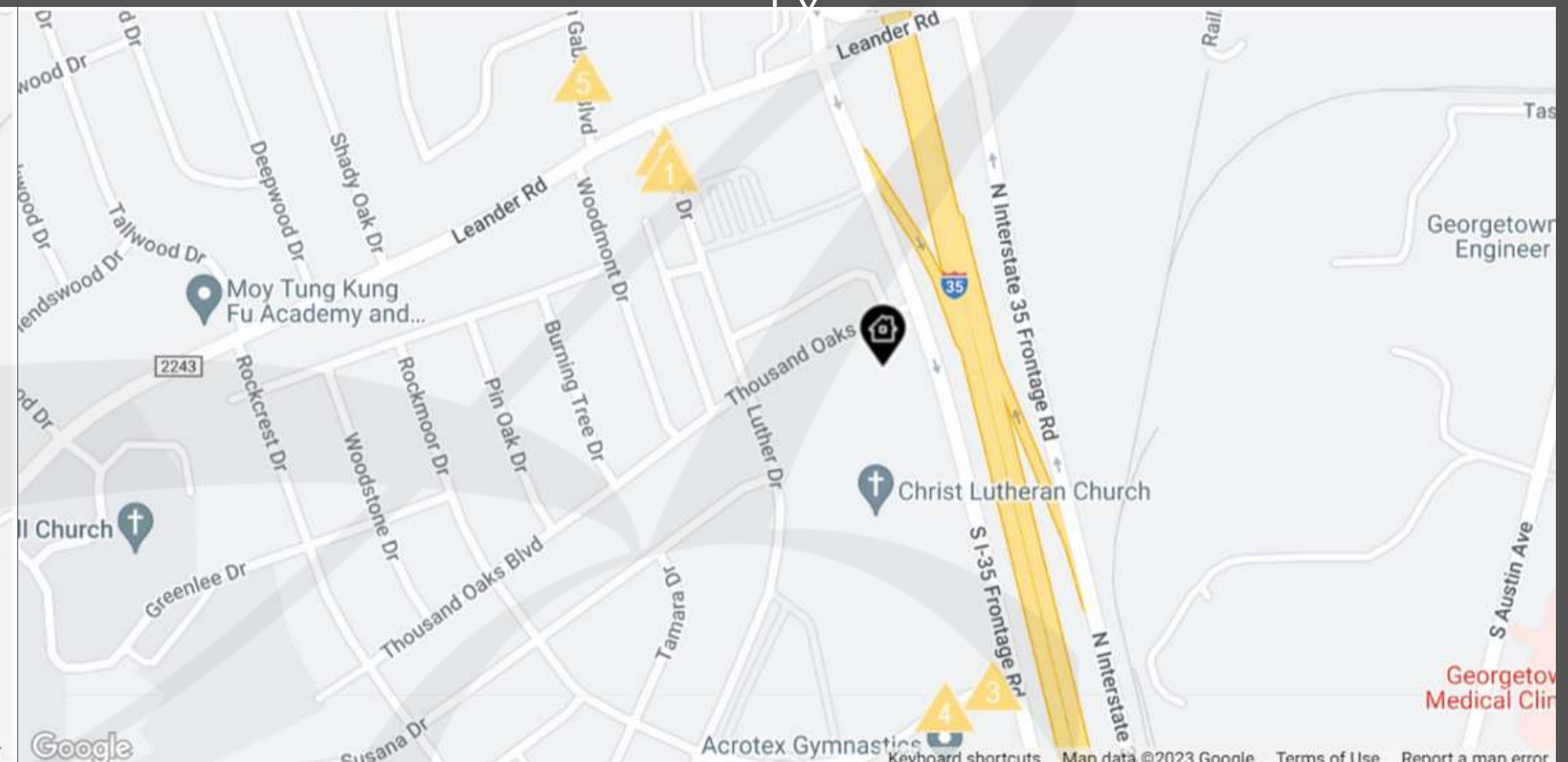
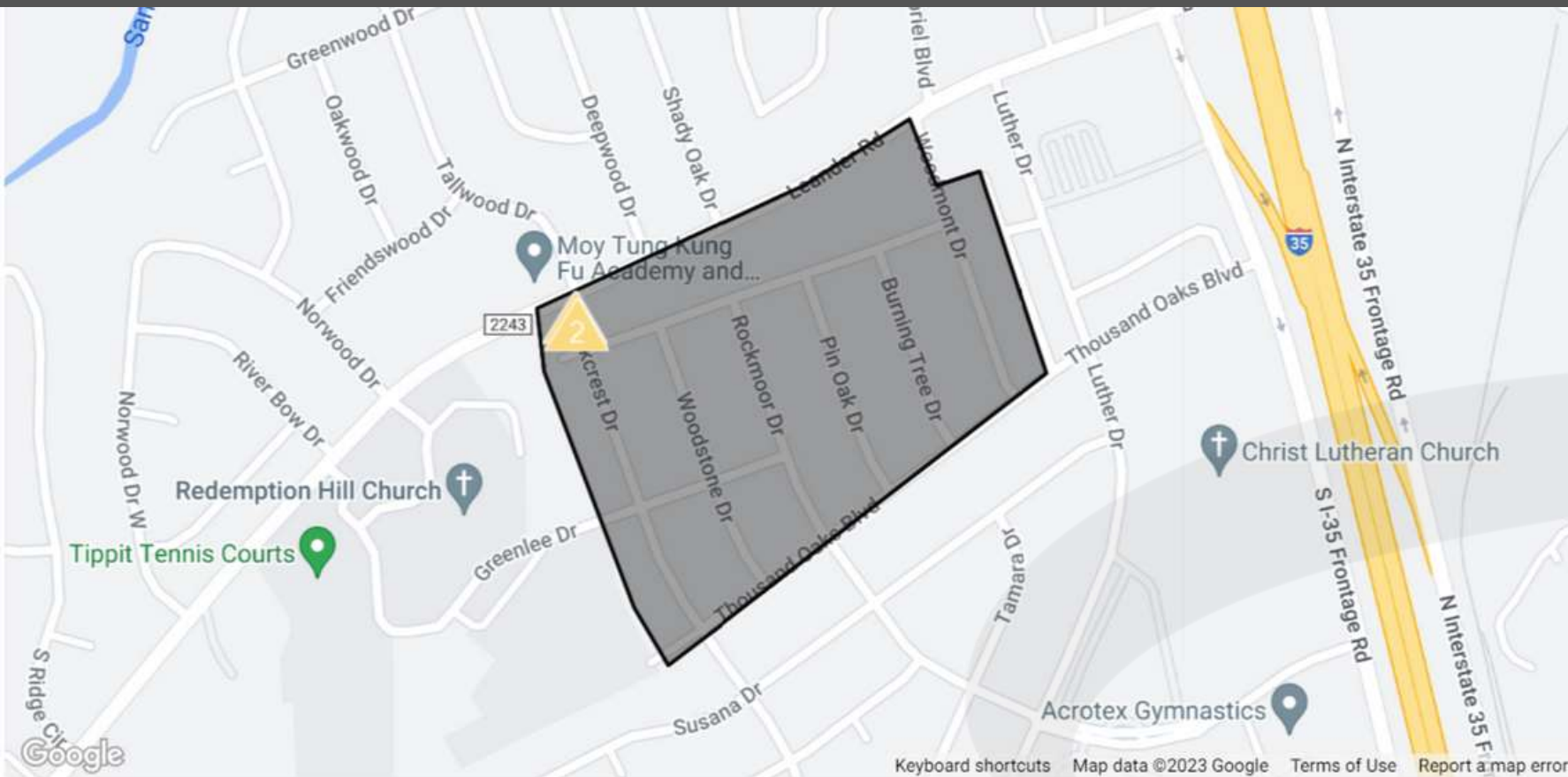


Criteria Used for Analysis

2022 Income (Esri): Median Household Income \$77,048	2022 Age: 5 Year Increments (Esri): Median Age 32.0	2022 Key Demographic Indicators (Esri): Total Population 352	2022 Tapestry Market Segmentation (Households): 1st Dominant Segment Bright Young Professionals
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Thousand Oaks Georgetown

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TRAFFIC COUNTS

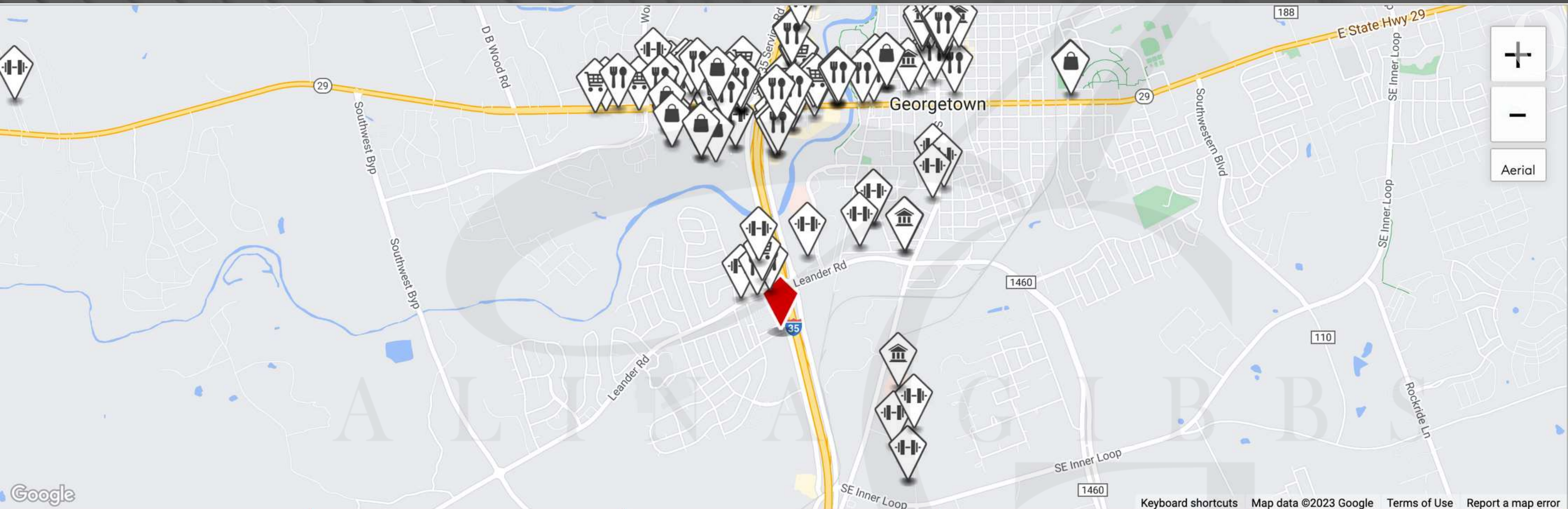
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NEARBY PLACES



RESTAURANTS

BANKS

SHOPS

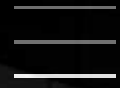
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GROCERIES

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