

# Retail For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

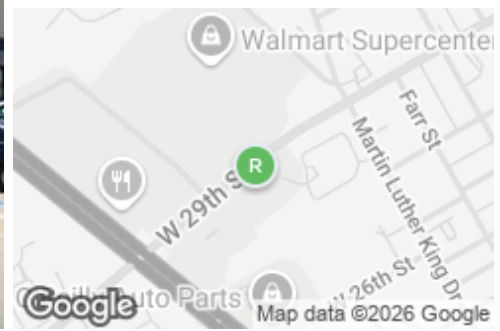
## Lake View Towne Centre

613 W 2th Street , San Angelo, TX, 76903

Retail: Strip Center For Lease

Prepared on April 10, 2026

1 of 1 Listings



### Listing Details | Retail For Lease

Suite	<b>101</b>
Sublease	<b>No</b>
Total Available Space	<b>5,000 SF</b>
Min Div/Max Contig	<b>1500/5,000 SF</b>
Asking Rate	<b>\$16.00 Annual/SF</b>
Monthly Rate	<b>\$6,667</b>
Lease Type	<b>NNN</b>
Expenses	<b>\$4.40 (Tax &amp; CAMs)</b>
Lease Terms	<b>60 Months</b>
Signage	<b>On Building &amp; Free-Standing</b>

Show Instructions	<b>Call broker</b>
Divisible	<b>1500</b>
Vacant	<b>Yes</b>
Available Date	<b>5/01/2026</b>
Date Listed	<b>4/10/2026</b>
Last Modified	<b>4/10/2026</b>
Listing ID	<b>44685460</b>
Restrooms	<b>2</b>
Parking Spaces	<b>-</b>

### Description

Suite 101 - east end cap being 5,000 sqft (will divide 1,500 sqft inline or 2,000 sqft end cap) second generation space. Primarily open retail space with storage area and 2 restrooms, display windows along entire front and partial side. The space is 75' deep so 1,500 sqft would be 20' storefront.

Lakeview Town Center is 23,940 sqft at the signalized entry to Wal-Mart Super Center, 2008 Construction.

Co-tenants include: Cato, Check N Go, Sally's Beauty Supply, Instyle Nail Salon, Dollar Tree.

NNN expense is based on 2025 Projections. Base rent is would increase for division of space.

Interior currently - main area consisting of 4,035 sqft (53.10X75) with a divided storage area and 2 restrooms along the west end being 965 sqft (12.10X75).

TI negotiable depending on terms of the lease.

## Property Features

### Location Details

Address	613 W 2th Street , San Angelo, TX, 769...
Zoning	CG
County	Tom Green

Parcels	R15512
Name	613-617 W 29th St
Center/Park Name	Lakeview Town Center

### Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	23,949 SF
Land Size	8.63 Acres / 376,000 SF
Number of Buildings	1
Number of Floors	1
Year Built	2009
Primary Constr. Type	Framed

Occupancy Type	Multi-tenant
Parking Spaces	-
Parking Ratio	-
Floor Size	23,767 SF
Number of Tenants	7
Air Conditioned	Yes
Heated	Yes

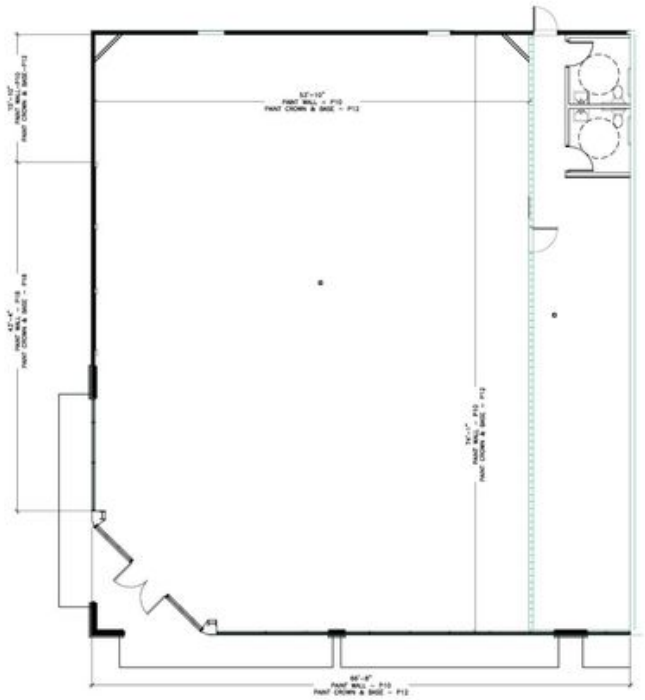
### Property Listings

1 Listing | 5,000 SF | \$16.00 Annual/SF

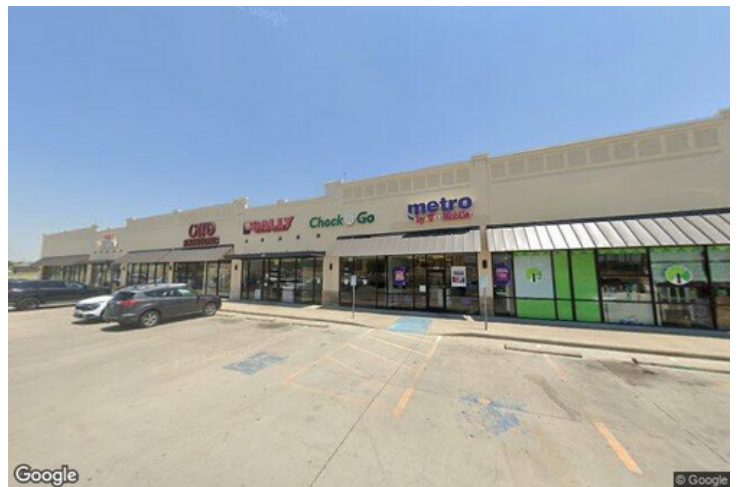
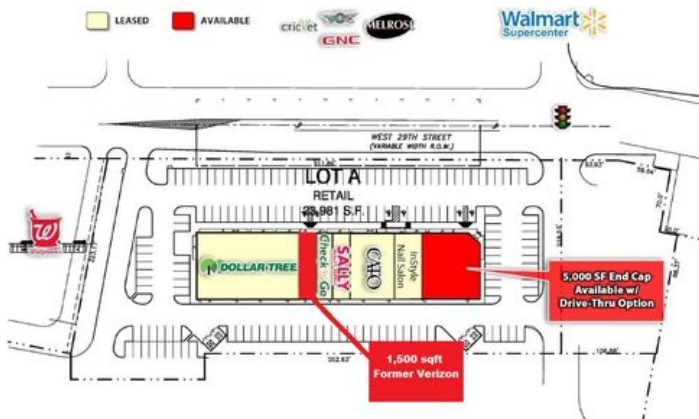
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Strip Center	101	1,500 - 5,000 SF	\$16.00 Annual/SF NNN	5/01/2026

### Additional Photos





Lake View Towne Center - Suite 101





## Contact



**Brandon K Sanders**

325-653-1489

[brandon@steveeustisrealestate.com](mailto:brandon@steveeustisrealestate.com)



Steve Eustis Co