



# FOR LEASE



## WASHINGTON CENTER - UNDER RENOVATION

NEC OF US HWY 175 & WASHINGTON ST

### KAUFMAN, TEXAS

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# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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# WASHINGTON CENTER | 2015 S. Washington St, Kaufman, Texas 75142

## OVERVIEW

- ±2,500 SF Freestanding Building for Lease
- ±4,400 SF In-Line Space Available
- ±6,000 SF End Cap Available
- Facade renovation under construction - estimated completion date Q1 2025
- Join Bealls, Dollar Tree, Snap Fitness, Smoothie King, Einstein's, United Healthcare and Auto Zone
- Excellent visibility and easy access
- Across from Walmart Anchored Center
- Call for Info & Price



## TRAFFIC COUNTS

US Highway 175: 26,427 VPD  
S Washington St: 9,513 VPD  
(TXDOT 2023)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	4,843	10,125	13,870
Daytime Pop.	6,528	10,723	13,183
Households	1,679	3,323	4,491
Avg HH Income	\$101,071	\$103,269	\$104,778





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