

1801 E CENTRAL TEXAS EXPRESSWAY
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KILLEEN, TX 76543

RETAIL PROPERTY FOR LEASE



Presented by:

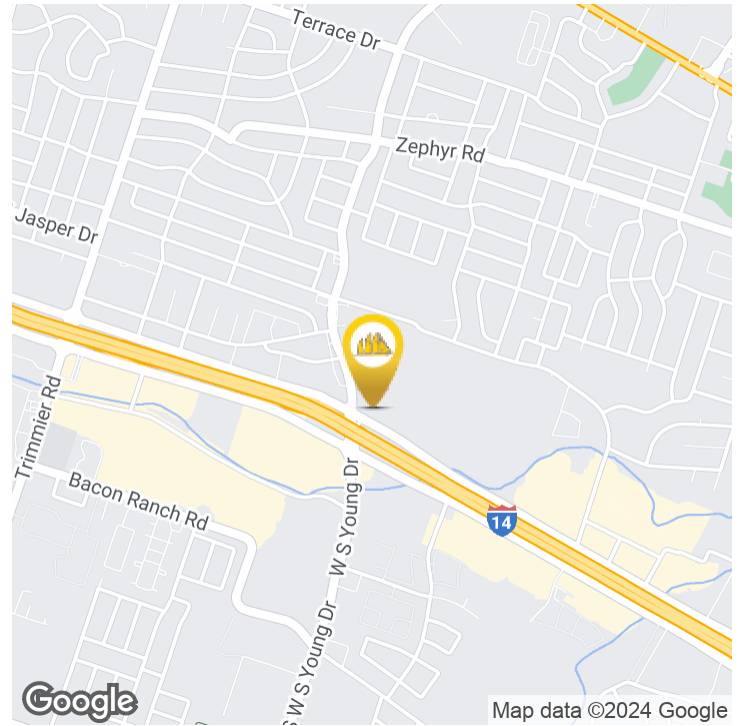
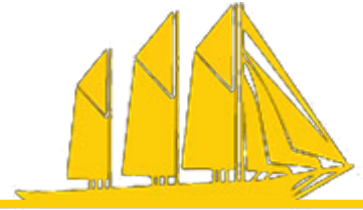
WILL MORRIS

254.778.6675

will@charterres.com



CHARTER REAL ESTATE
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	16,620 SF
Available SF:	1,800 - 4,850 SF
Lot Size:	65,169 SF
Number of Units:	8
Year Built:	1986
Zoning:	B-5
Market:	Killeen, Ft Cavazos
Submarket:	Harker Heights, Copperas Cove, Belton

PROPERTY OVERVIEW

Located in Killeen's most dominant retail corridor at the intersection of W. S. Young and E Central Expwy (I-14). This center is located on a prominent Killeen Mall pad site, with high visibility to I-14. Access is excellent from the I-14 frontage road and W.S. Young.

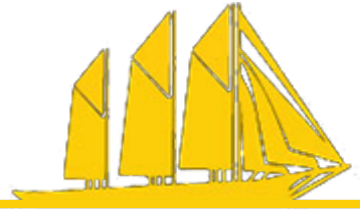
PROPERTY HIGHLIGHTS

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4850SF END CAP

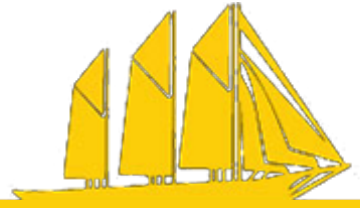


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1800SF INLINE SPACE

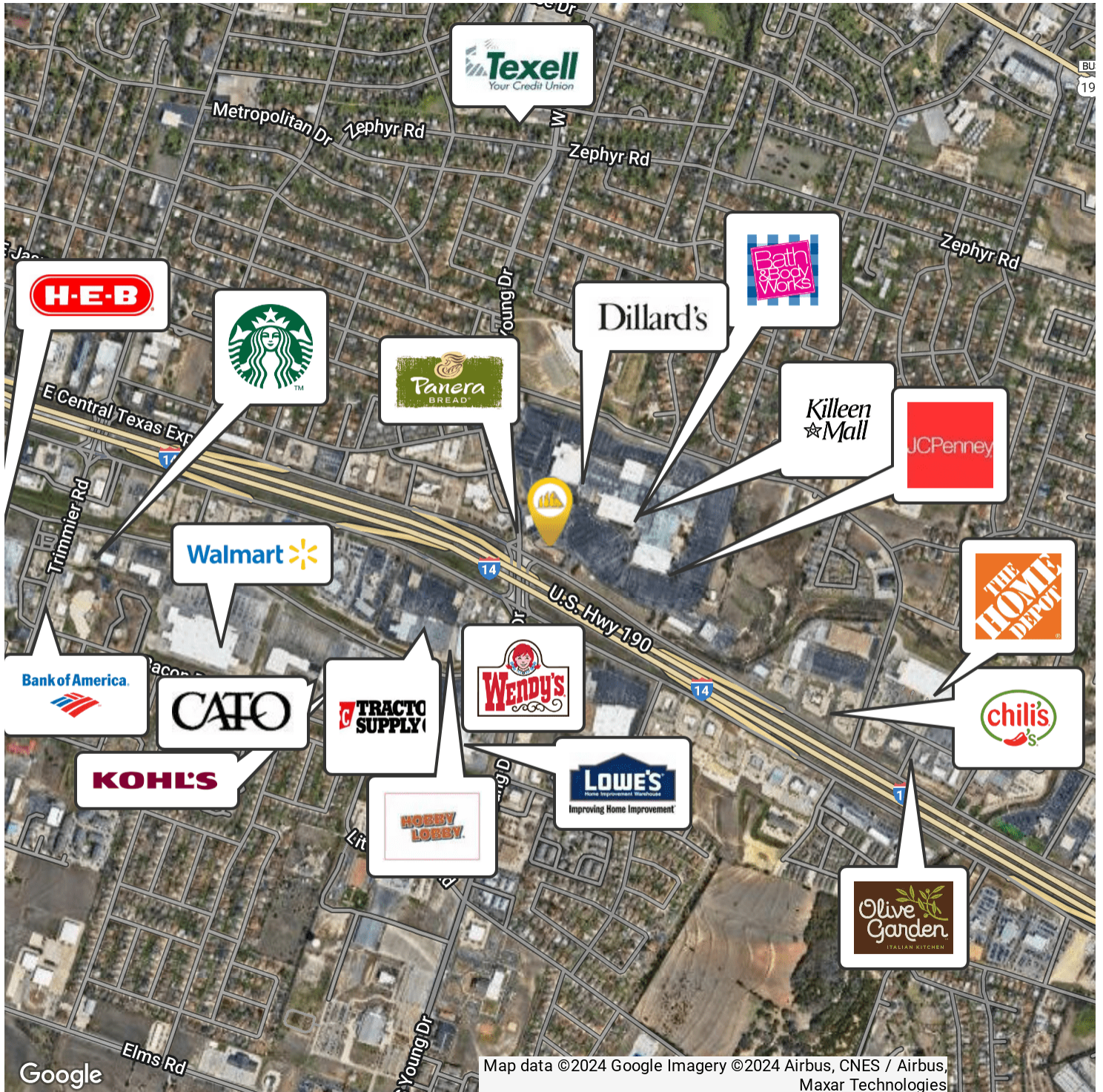
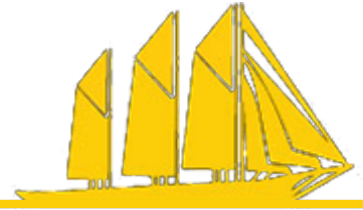


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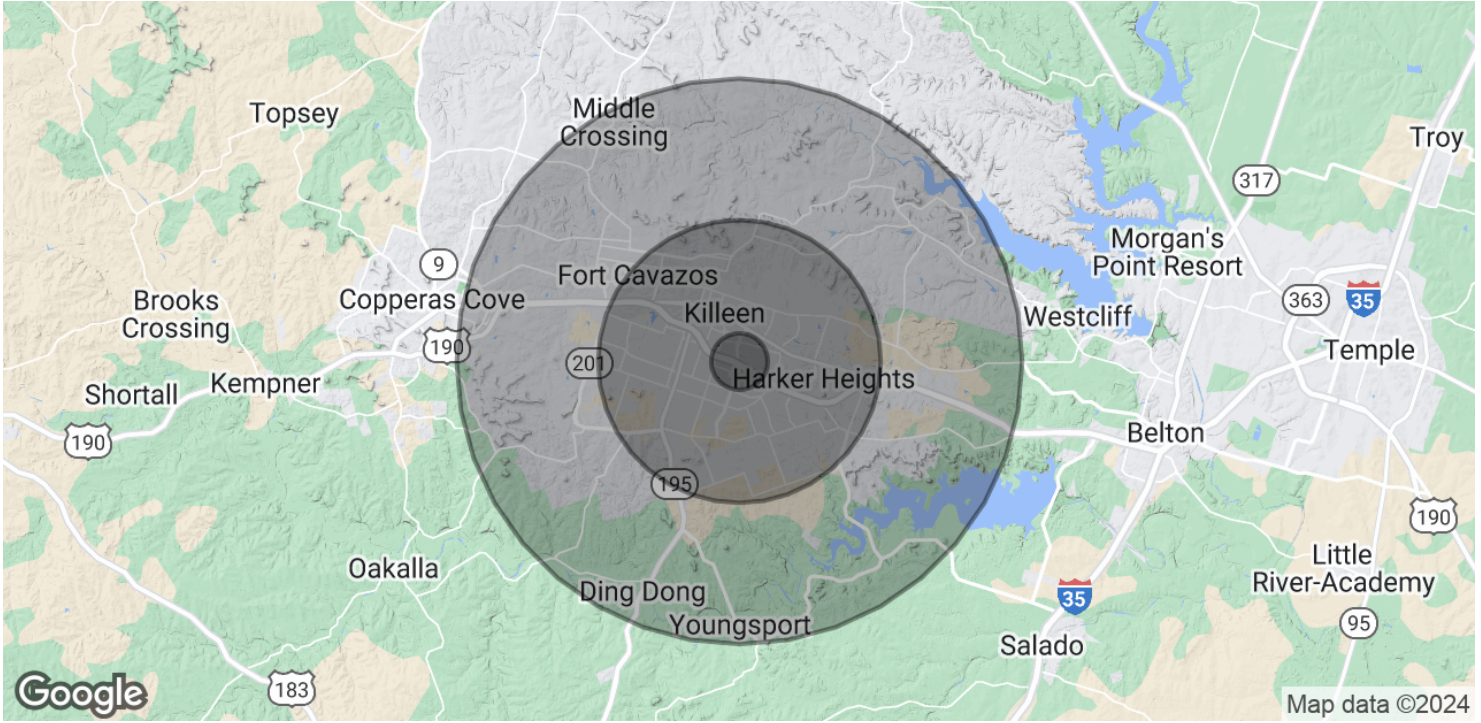
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,513	187,301	243,289
Average Age	36	33	33
Average Age (Male)	34	32	32
Average Age (Female)	37	34	34

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,813	66,777	84,126
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$57,680	\$74,925	\$78,141
Average House Value	\$171,536	\$222,730	\$246,263

Demographics data derived from AlphaMap