

2102 S 31ST ST
THE DISTRICT
TEMPLE, TX 76504

RETAIL PROPERTY FOR LEASE



Presented by:

WILL MORRIS

254.778.6675

will@charterres.com

DANIEL MORRISON

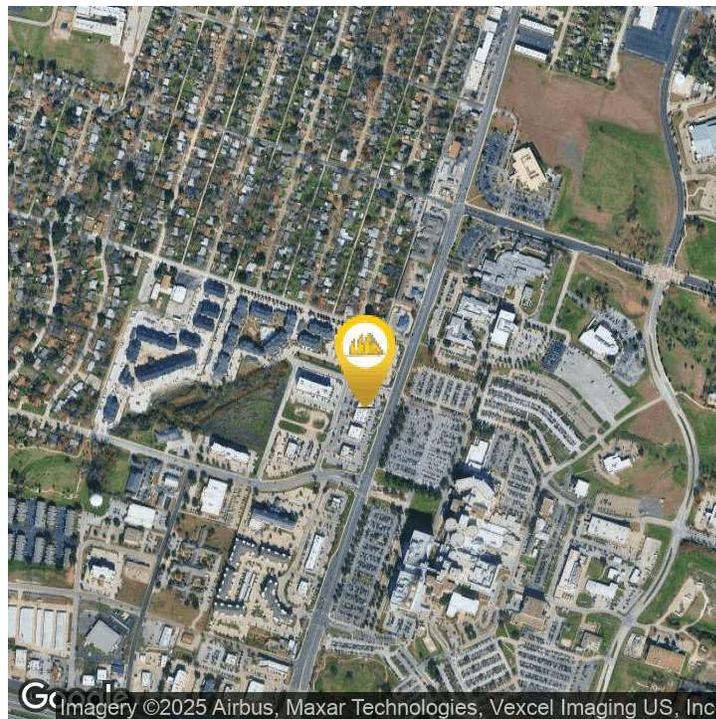
254.780.7988

Daniel@charterres.com



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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,025 SF
Available SF:	1,440 - 2,940 SF
Lot Size:	78,487 SF
Year Built:	2017
Zoning:	T5-C

PROPERTY OVERVIEW

This attractive multi-tenant retail building boasts a highly desirable location, offering excellent visibility and accessibility for businesses. With a spacious layout and modern design, this property provides a versatile space for a range of retail needs.

PROPERTY HIGHLIGHTS

- S 31st facing Multi-Tenant retail building
- Across from Baylor Scott & White Medical Center – Temple
- Strong surrounding retail, multifamily, and hotel presence
- Excellent visibility and accessibility in a high-growth corridor
- Suitable for medical office, retail, or professional services

WILL MORRIS

254.778.6675

will@charterres.com

DANIEL MORRISON

254.780.7988

Daniel@charterres.com

RETAIL PROPERTY FOR LEASE

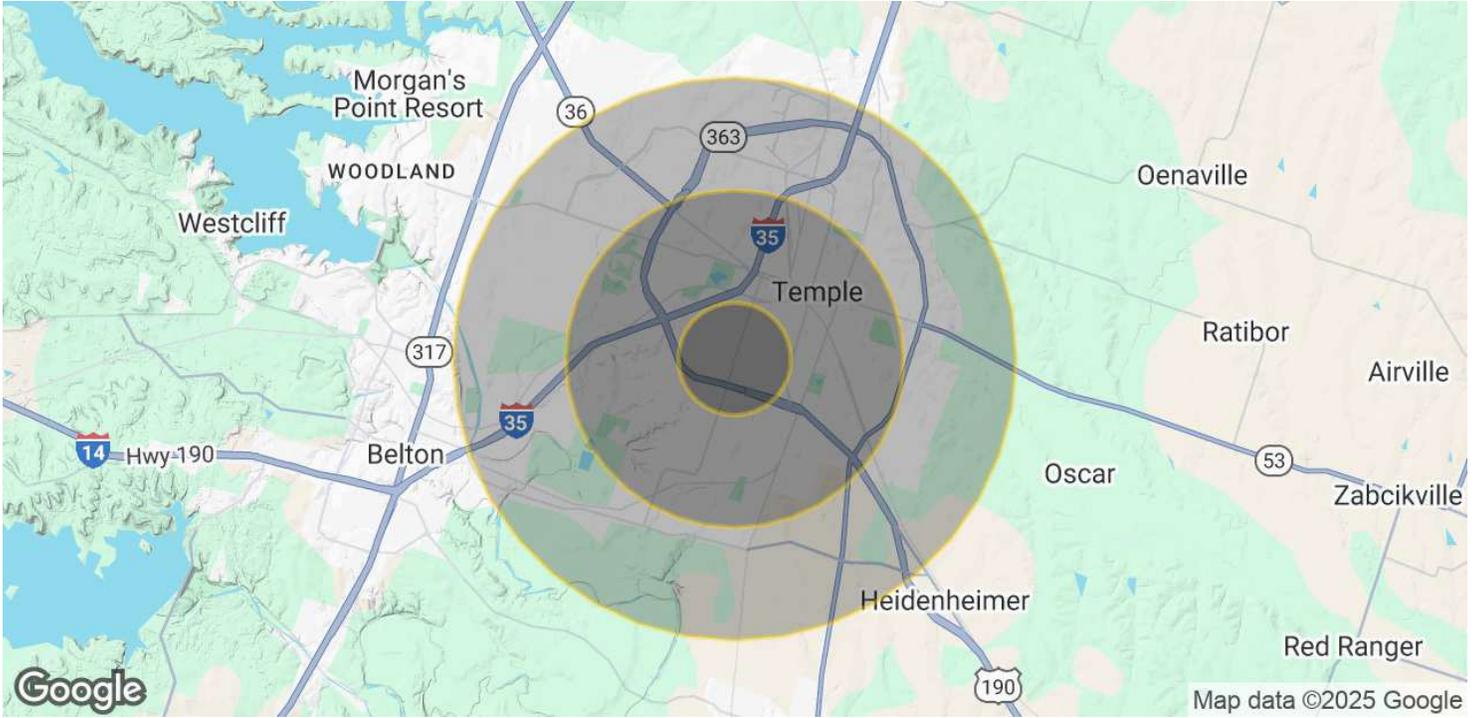
2102 S 31ST ST, TEMPLE, TX 76504



WILL MORRIS
254.778.6675
will@charterres.com

DANIEL MORRISON
254.780.7988
Daniel@charterres.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,439	59,600	78,403
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,280	25,217	32,006
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$59,635	\$70,998	\$77,282
Average House Value	\$159,396	\$224,644	\$237,212

Demographics data derived from AlphaMap

WILL MORRIS
254.778.6675
will@charterres.com

DANIEL MORRISON
254.780.7988
Daniel@charterres.com