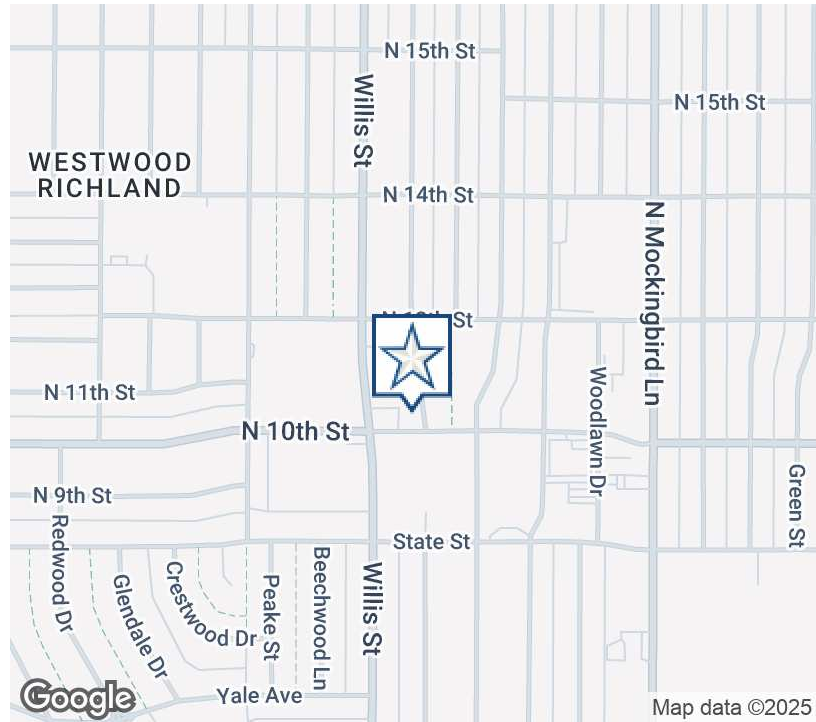


3350 N 10TH ST

Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	1,998 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.25 Acres
Year Built:	1972
Building Size:	1,998 SF
Renovated:	2024
Zoning:	GR

PROPERTY OVERVIEW

Freestanding building, situated on a hard corner with heavy traffic. Pylon signage for increased visibility. The building is newly renovated featuring high-end finishing touches. It is built-out with an open layout concept with one private office and one restroom.

PROPERTY HIGHLIGHTS

- High End Finish Out
- Hard Corner
- Heavy Traffic
- Pylon Sign

ERIK PAUL JOHNSON

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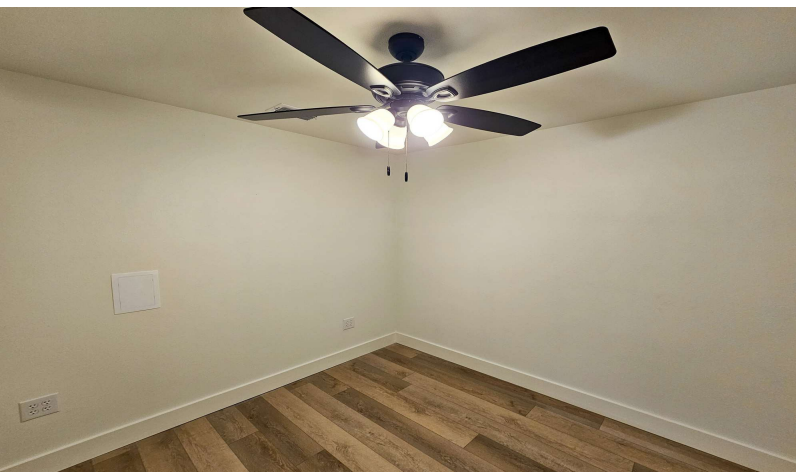
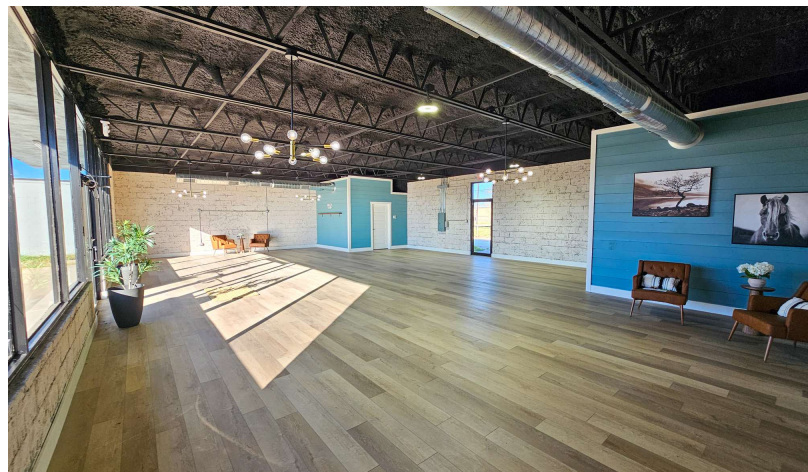
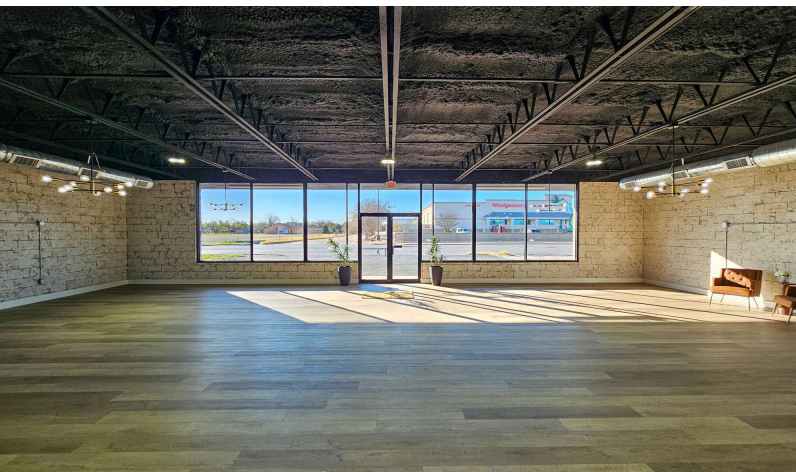
erik@pauljohnsonrealtors.com



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ADDITIONAL
PHOTOS



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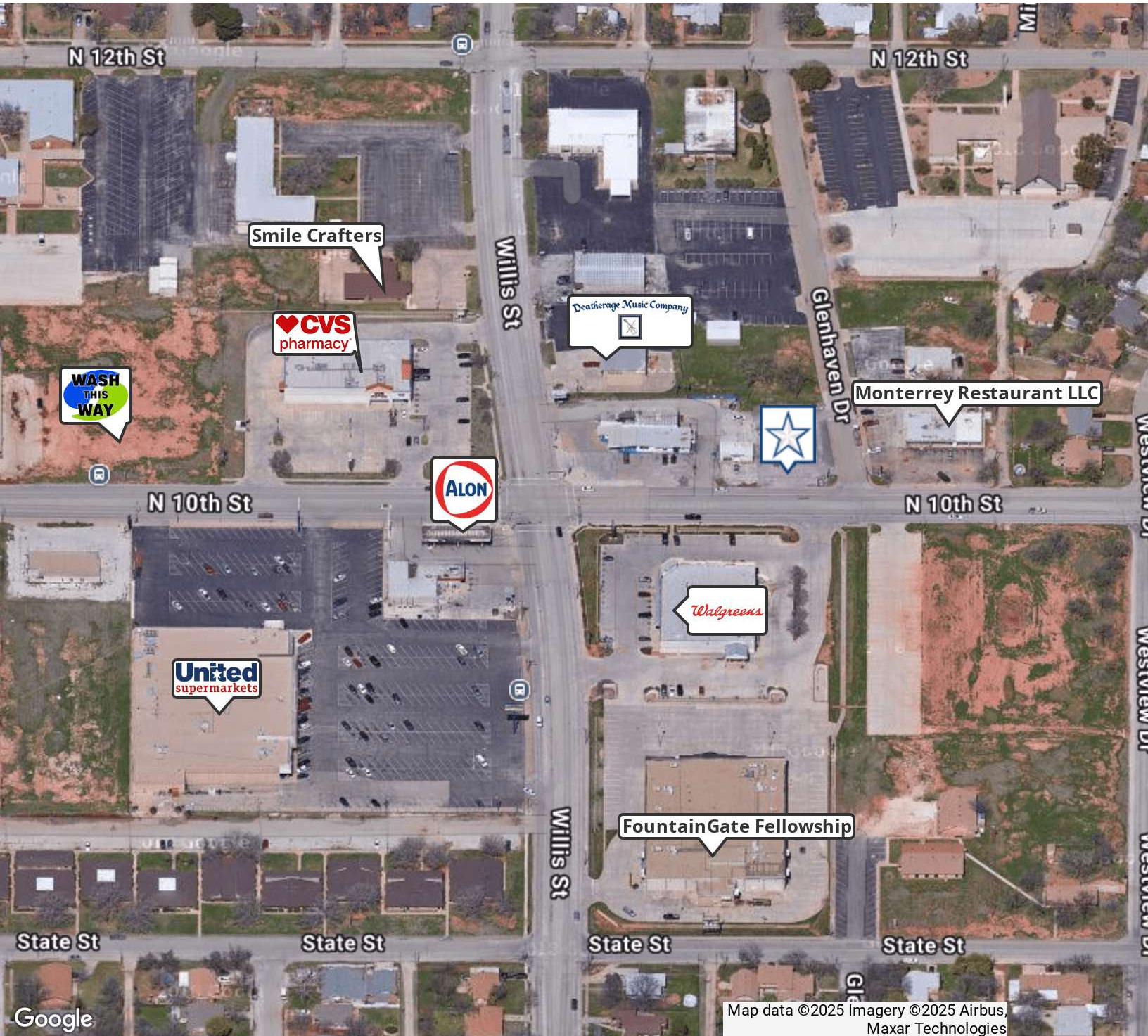
Brokerage makes no representation as to accuracy of all data presented.

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LOCATION
MAP



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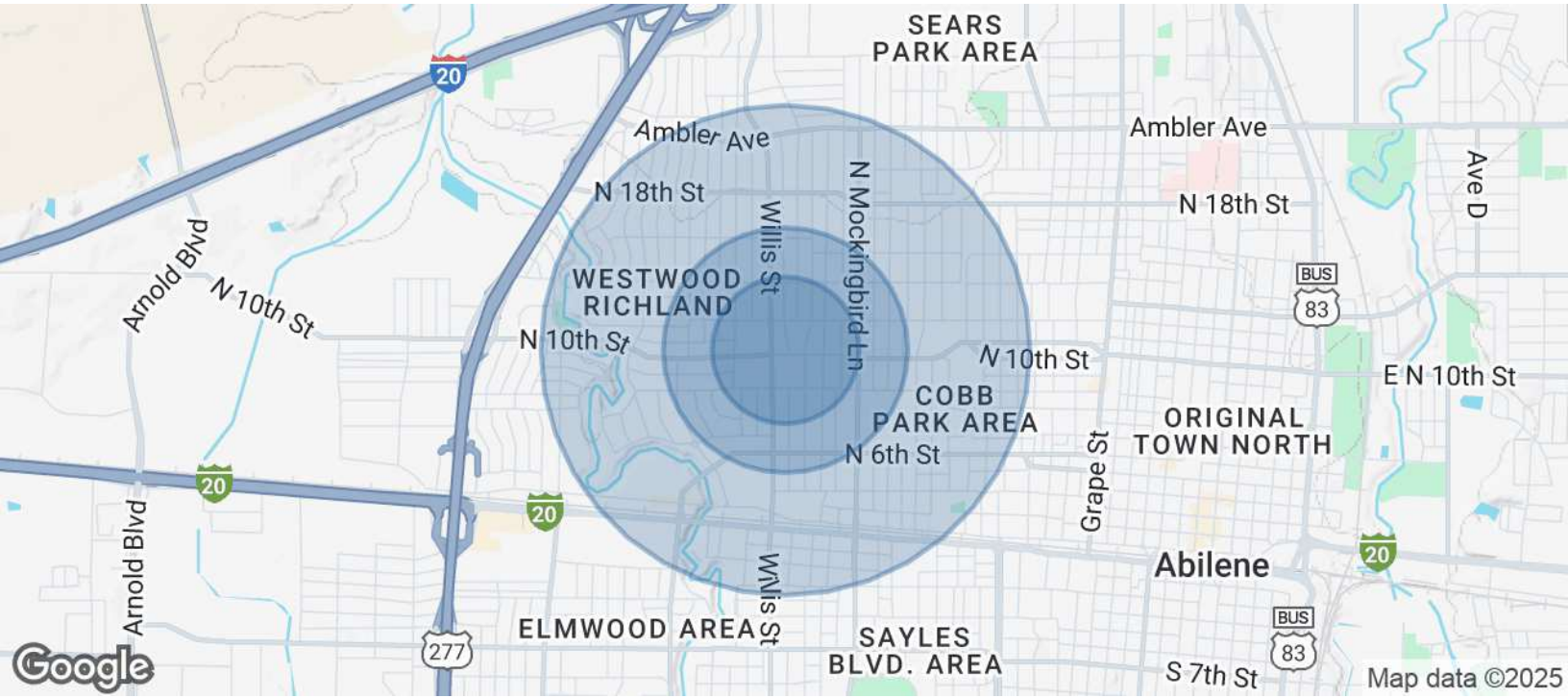
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	655	3,643	13,198
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	1,342	4,765
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$80,758	\$78,591	\$68,566
Average House Value	\$139,183	\$160,230	\$162,574

Demographics data derived from AlphaMap

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