



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**FUTURE SPACES AVAILABLE**

# BELTON OAK VILLAGE

**2100 N MAIN STREET | BELTON, TEXAS**



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## CONTACT:

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## AVAILABLE

1. Suite 2144: 4,437 SF  
» \$19 PSF  
» Available May 1st, 2026
2. Suite 2170-C: 4,041 SF  
» \$22 PSF + \$4.75 NNN
3. Suite 2170-E: 1,570 SF (Office Space)  
» \$10 PSF full NNN
4. Suite 2156: 2,713 SF  
» \$15.60 PSF NNN

## HIGHLIGHTS

- » Surrounded by national retailers and future residential growth

## TRAFFIC COUNTS

Main Street: 28,437 VPD ('24)

## AREA RETAILERS



### TOTAL POPULATION

|        |         |
|--------|---------|
| 1 MILE | 9,321   |
| 3 MILE | 28,477  |
| 5 MILE | 195,535 |



### DAYTIME POPULATION

|        |         |
|--------|---------|
| 1 MILE | 12,385  |
| 3 MILE | 32,999  |
| 5 MILE | 174,410 |



### TOTAL HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 3,011  |
| 3 MILE | 10,266 |
| 5 MILE | 71,932 |



### AVERAGE HH INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$75,358  |
| 3 MILE | \$109,159 |
| 5 MILE | \$81,179  |

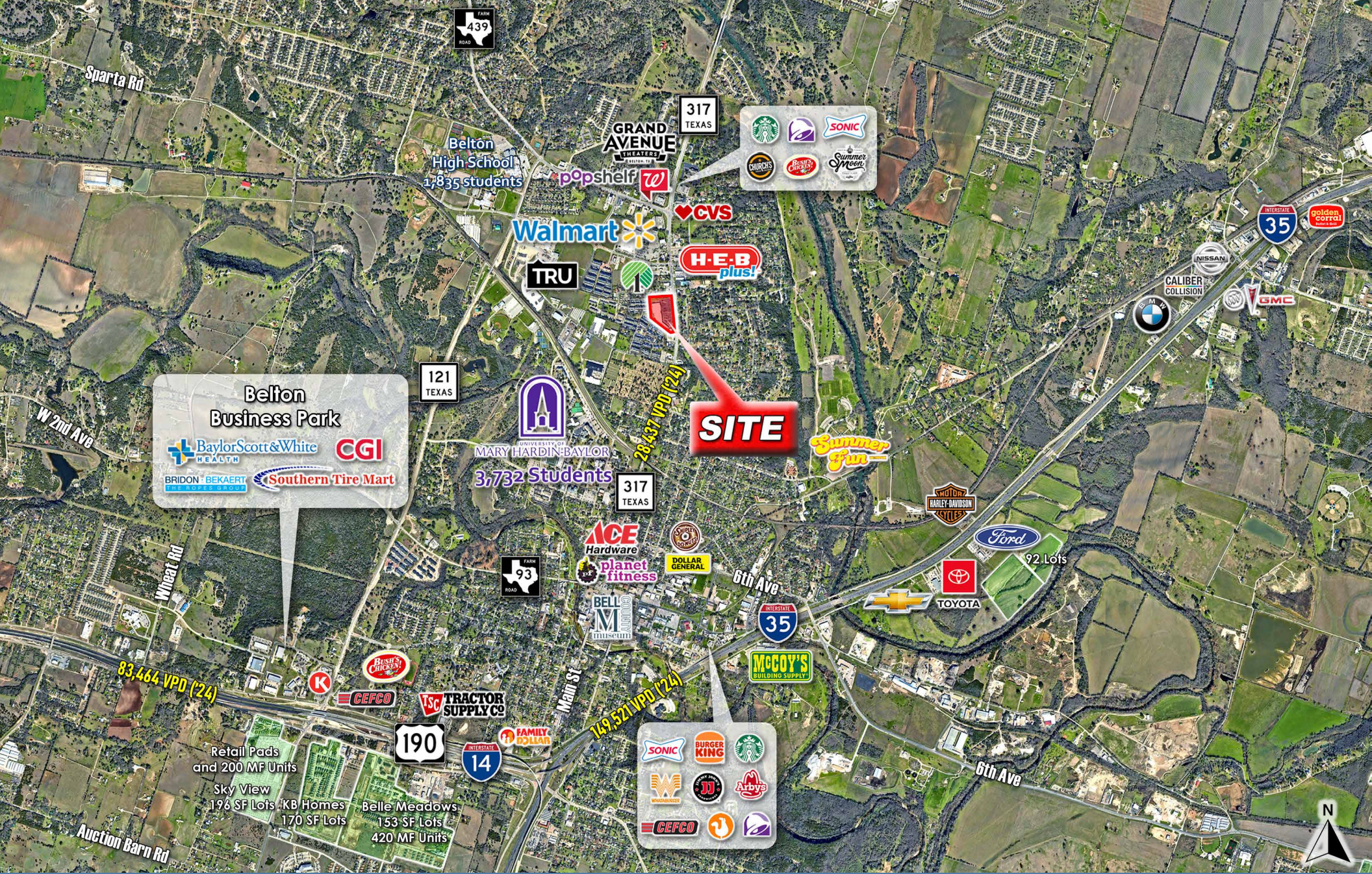
# BELTON OAK VILLAGE | PROPERTY OVERVIEW



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## BELTON OAK VILLAGE | SITE AERIAL



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# BELTON OAK VILLAGE | MARKET AERIAL



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## BELTON OAK VILLAGE | SITE PHOTOS



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