



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**RETAIL SPACE AVAILABLE**



**1,800 SF  
AVAILABLE**

# KILLEEN BUSINESS CENTER

**2501 S WS YOUNG DRIVE | KILLEEN, TEXAS**



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## AVAILABLE

Suite 109: 1,800 SF

» Rate: \$25 PSF + \$4.08 NNN

## HIGHLIGHTS

- » WS Young Frontage right on I-14
- » Surrounded by national retailers
- » Easy access to highway I-14
- » Separately metered utilities
- » I-14 pylon signage available

## TRAFFIC COUNTS

WS Young Dr: 20,953 VPD ('24)

I-14: 123,662 VPD ('24)

## AREA RETAILERS



### TOTAL POPULATION

1 MILE	11,171
3 MILE	96,170
5 MILE	195,535



### DAYTIME POPULATION

1 MILE	16,084
3 MILE	95,861
5 MILE	174,410



### TOTAL HOUSEHOLDS

1 MILE	5,008
3 MILE	39,002
5 MILE	71,932



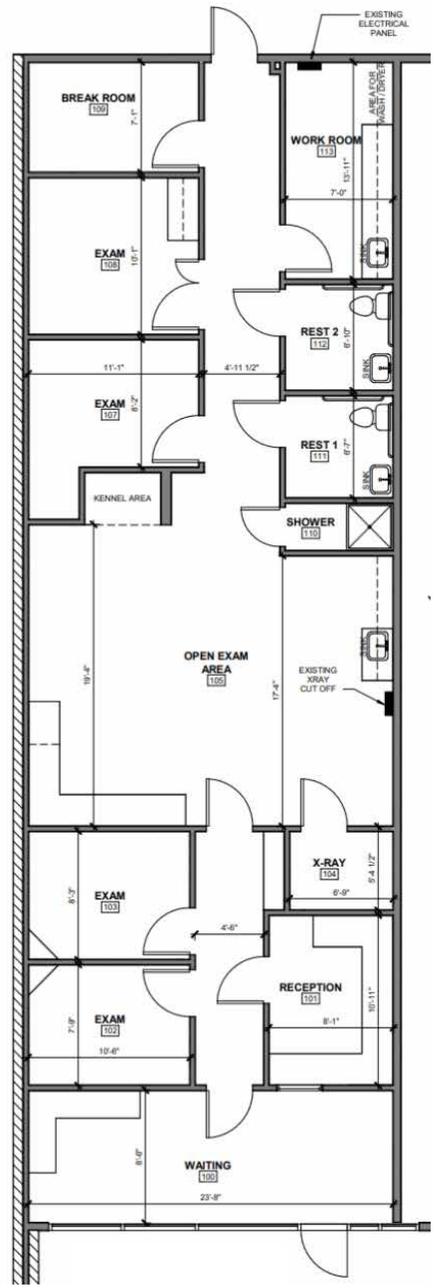
### AVERAGE HH INCOME

1 MILE	\$71,605
3 MILE	\$72,727
5 MILE	\$81,179

# KILLEEN BUSINESS CENTER | PROPERTY OVERVIEW



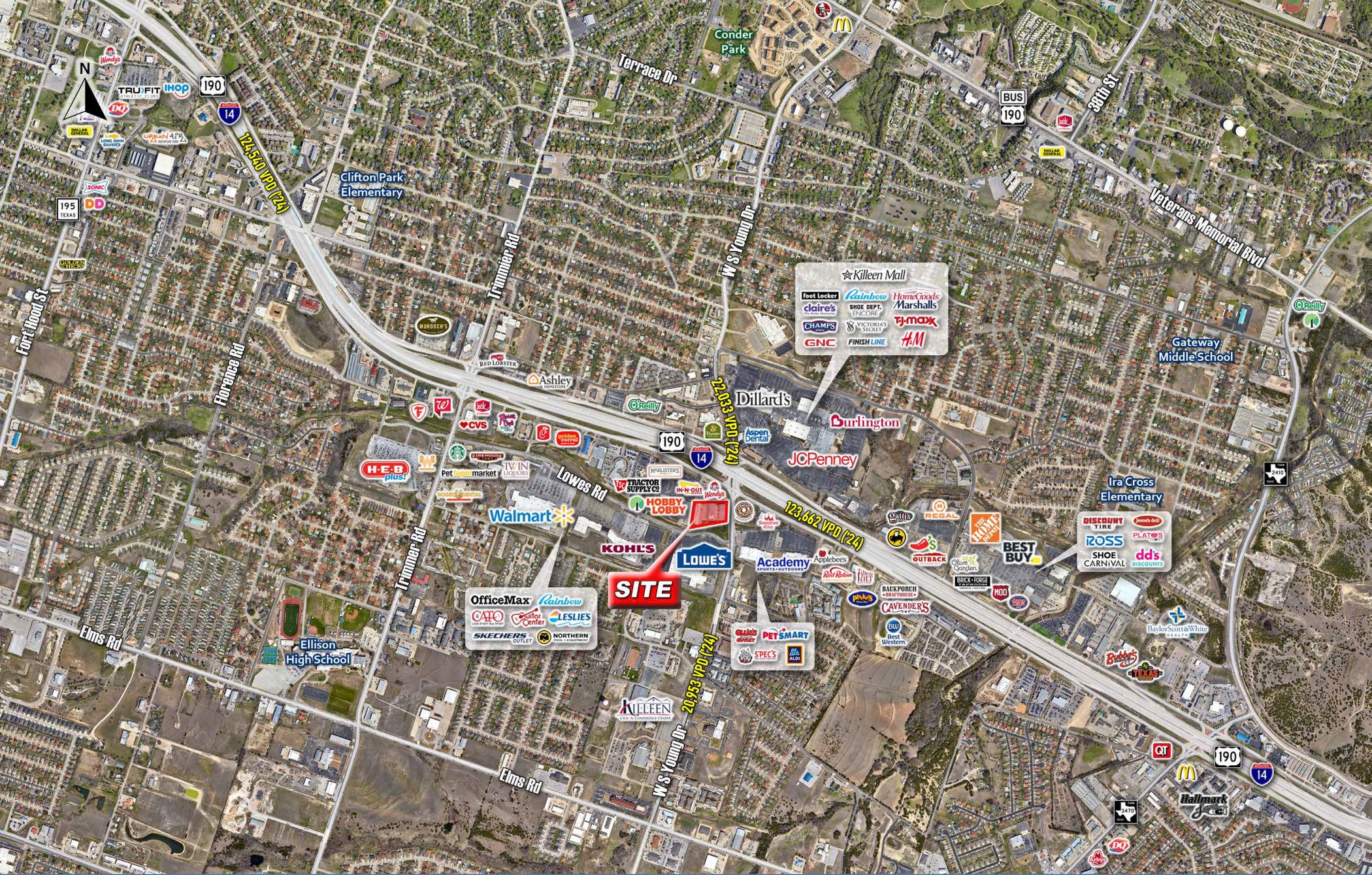
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# KILLEEN BUSINESS CENTER | SUITE 109 FLOOR PLAN



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★ Killeen Mall

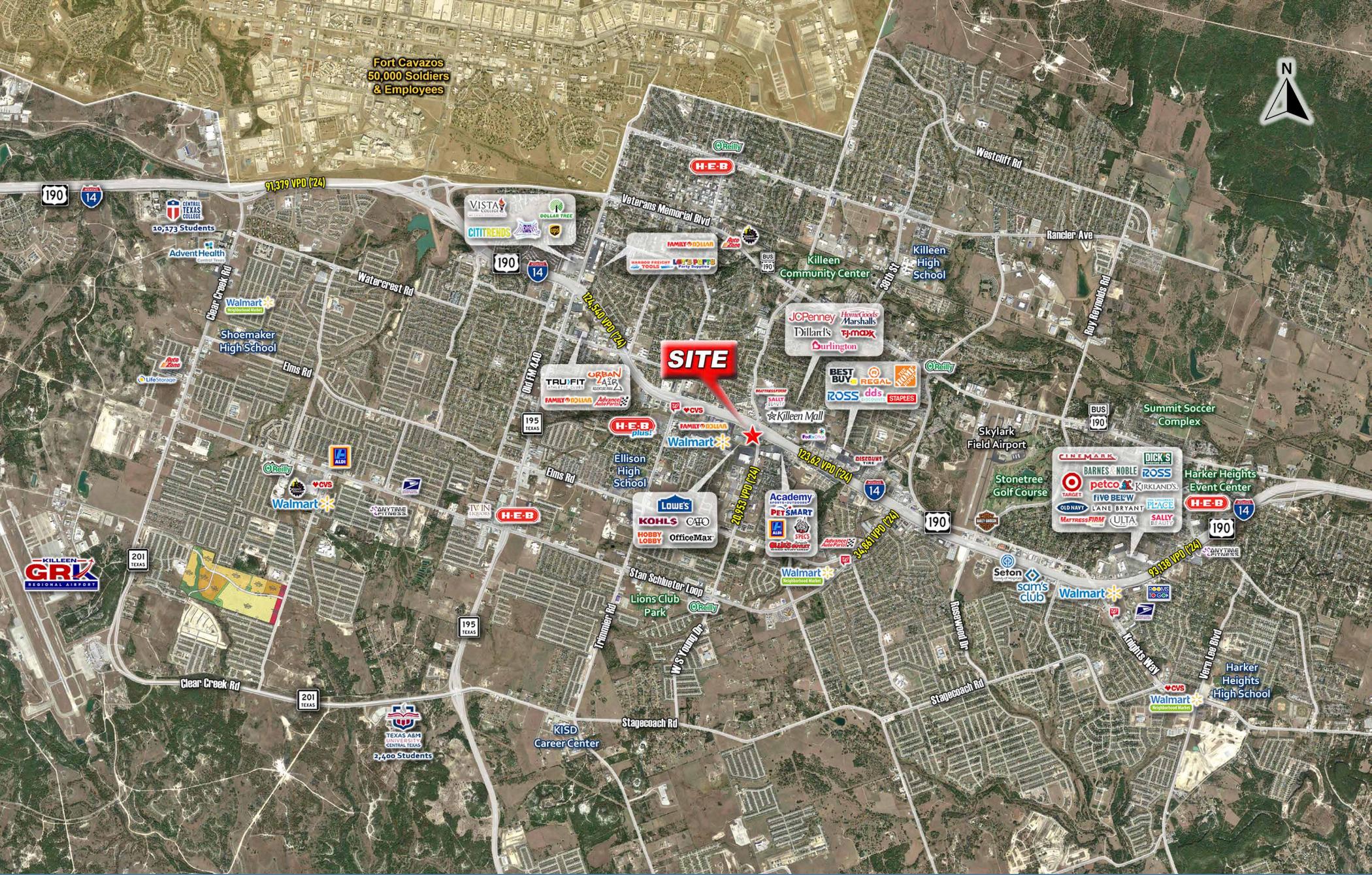
- Foot Locker
- Rainbow SHOE DEPT. ENCORE
- HomeGoods
- claire's
- Victoria's Secret
- TJ-maxx
- CHAMPS
- FINISH LINE
- H&M
- GNC

- DISCOUNT TIRE
- ROSS SHOE CARNIVAL
- PLATE'S
- PLATE'S
- dds DISCOUNTS

- OfficeMax
- Rainbow
- CAFO
- Center Center
- LESLIES
- SKECHERS OUTLET
- NORTHERN

**SITE**

# KILLEEN BUSINESS CENTER | SITE AERIAL



Fort Cavazos  
50,000 Soldiers  
& Employees

91,379 VPD (24)

**SITE**

124,500 VPD (24)

20,953 VPD (24)

123,62 VPD (24)

34,887 VPD (24)

93,188 VPD (24)

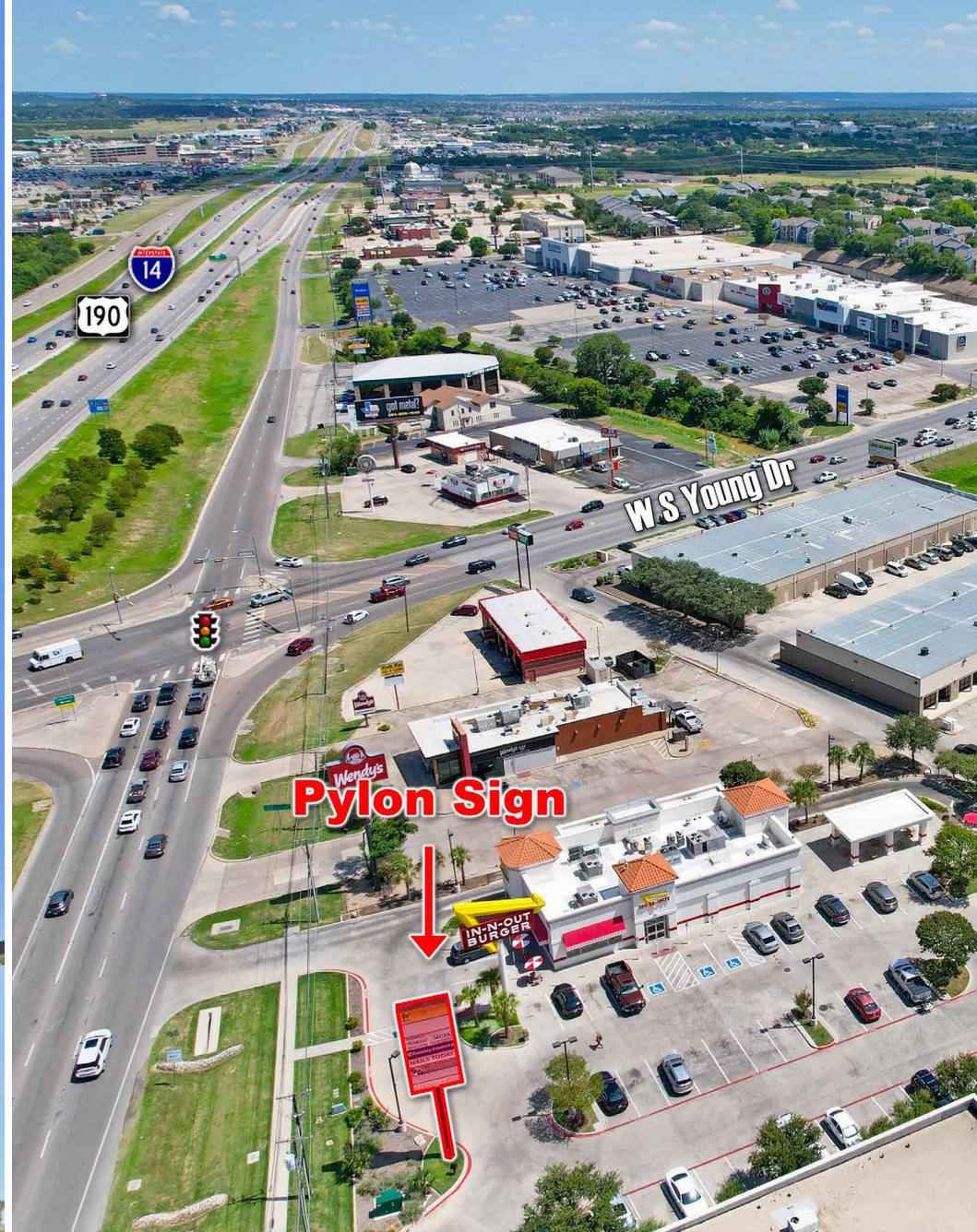
# KILLEEN BUSINESS CENTER | MARKET AERIAL



## KILLEEN BUSINESS CENTER | SITE PHOTOS



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PLYLON SIGN



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