

2668 S 31ST ST CENTERPOINTE

TEMPLE, TX 76504

RETAIL PROPERTY FOR LEASE



Presented by:

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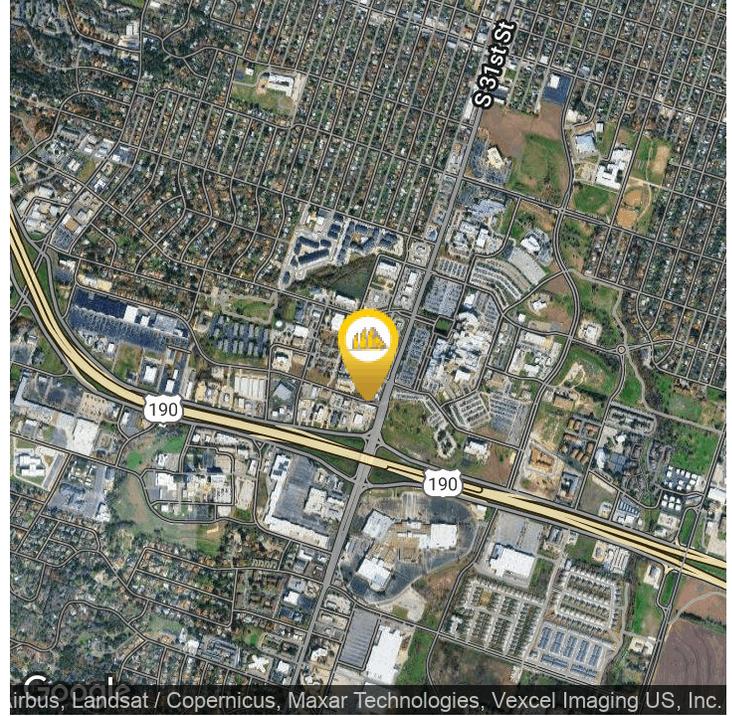
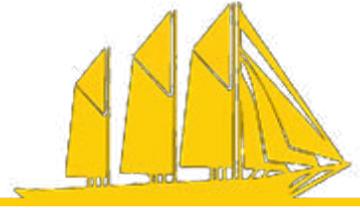
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CHARTER REAL ESTATE
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	10,093 SF
Available SF:	1,200 SF
Lot Size:	43,997 SF
Year Built:	2005
Zoning:	GR

PROPERTY OVERVIEW

Available retail space located along South 31st Street, one of Temple’s primary in-town commercial corridors, serving a dense and established South Temple trade area. The property is situated within a neighborhood-oriented retail center with a strong mix of service, medical, and food users that generate consistent daily traffic.

PROPERTY HIGHLIGHTS

- Strong In-Town Trade Area
- Retail Adjacency
- Convenient Access
- Visibility & Familiarity

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INTERIOR PHOTOS



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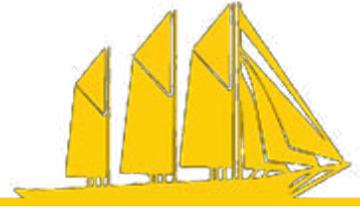
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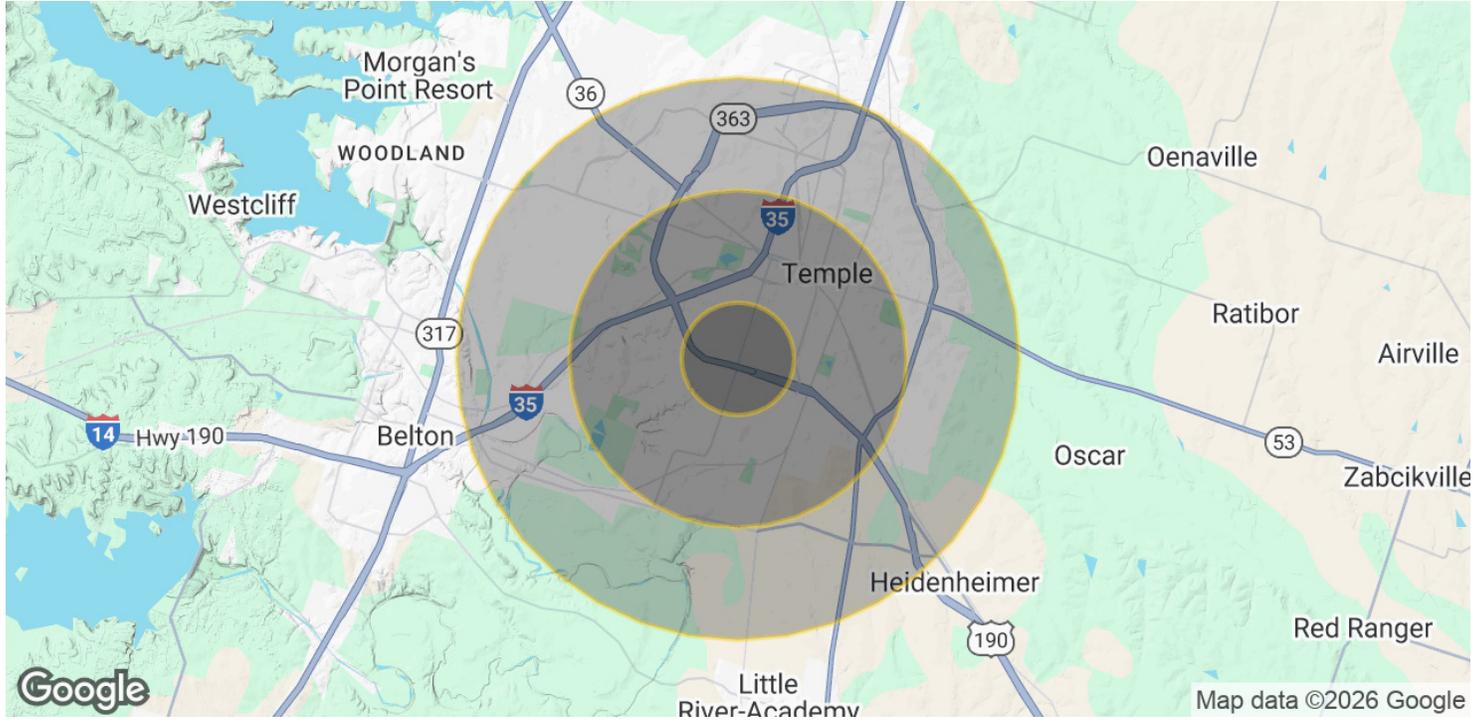
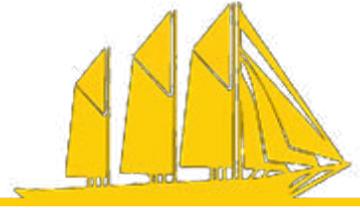
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,050	58,072	78,430
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,313	24,559	32,013
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$63,826	\$71,530	\$77,336
Average House Value	\$182,629	\$226,512	\$237,382

Demographics data derived from AlphaMap