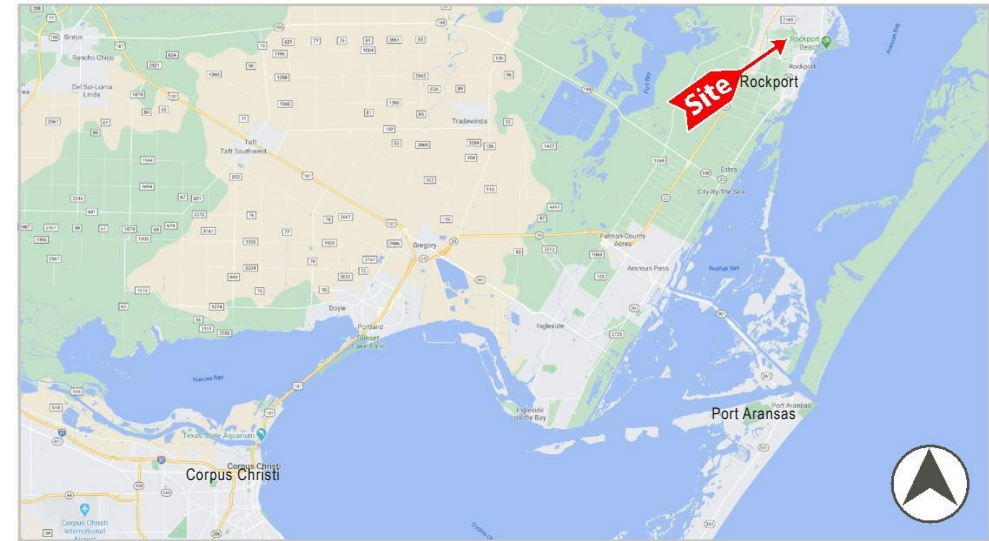



STARBUCKS CENTER @ WALMART FOR LEASE

ROCKPORT, TEXAS 78382



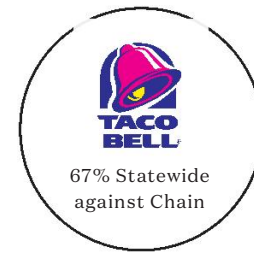
PROPERTY OVERVIEW

- » +/-3,000 SF end cap remaining located at Northeast corner of SH 35 and Colorado Avenue, across from Walmart Supercenter
- » Bustling waterfront resort and retirement community located on the Texas Coast
- » Significant ESRI Void for Food & Beverage Stores
- » Join  in Rockport, Texas

DEMOGRAPHICS

| | 15 MIN DT | 30 MIN DT |
|-------------------|-----------|-----------|
| Population | 21,579 | 45,143 |
| Households | 9,013 | 17,797 |
| Average Age | 45.0 | 42.4 |
| Median HH Income | \$55,806 | \$56,094 |
| Daytime Employees | 5,865 | 14,822 |

RETAILER ANALYSIS



*According to traffic data obtained from Placer.ai

SRC PROPERTIES - LOUIS SMITH

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ROCKPORT, TEXAS 78382

