



INDEPENDENCE
COMMERCIAL REAL ESTATE

±1,390 SF AVAILABLE



PRAIRIE VIEW CENTER

7546 PRAIRIE VIEW ROAD | TEMPLE, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

Allen Watson
E: watson@ind-re.com
M: 972.989.7714

Erik W. Ray, CCIM
E: erik@ind-re.com
M: 254.239.9299



SIZE

- » Approx. 1,390 SF
- » Former Restaurant

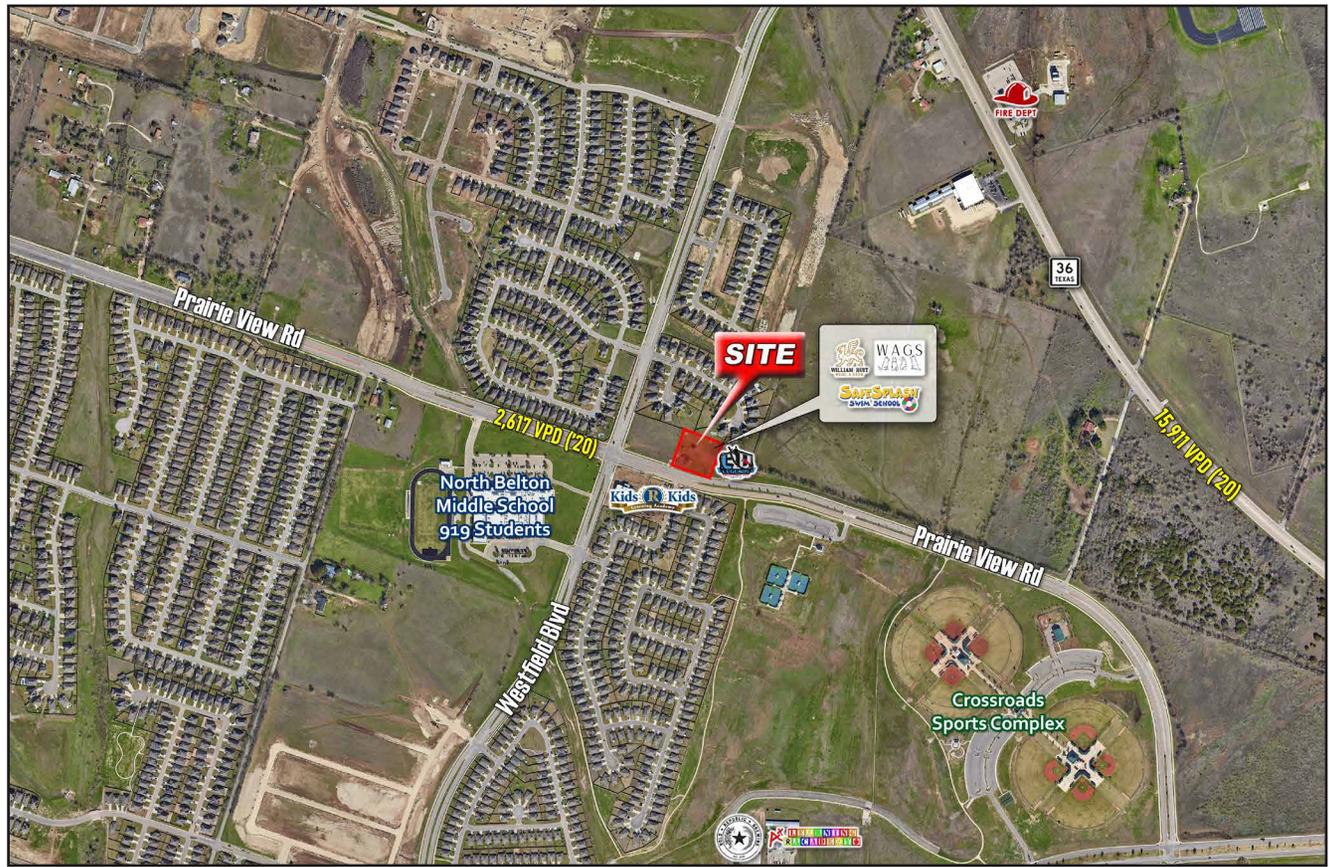
HIGHLIGHTS

- » Surrounded by new residential
- » For Lease
- » Asking \$21 PSF + NNN

TRAFFIC COUNTS

Prairie View Rd: 2,617 VPD ('20)
TX-36: 15,911 VPD ('20)

AREA RETAILERS



TOTAL POPULATION

1 MILE	4,037
3 MILE	30,321
5 MILE	70,393



2030 POPULATION

1 MILE	4,410
3 MILE	32,541
5 MILE	74,337



TOTAL HOUSEHOLDS

1 MILE	1,431
3 MILE	11,323
5 MILE	28,627



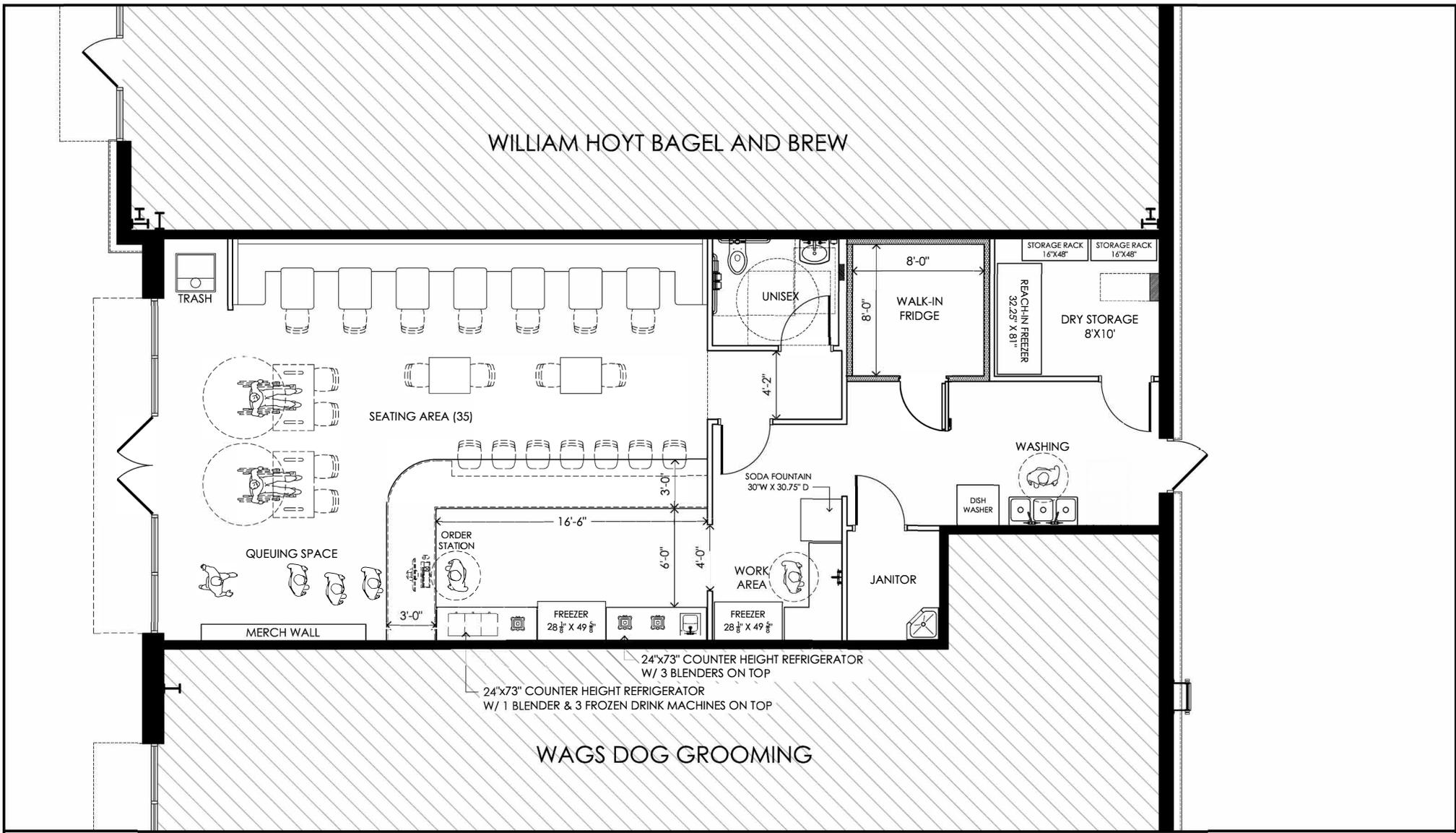
AVG HOUSEHOLD INCOME

1 MILE	\$111,701
3 MILE	\$115,073
5 MILE	\$108,612

7546 PRAIRIE VIEW ROAD | PROPERTY OVERVIEW



INDEPENDENCE
COMMERCIAL REAL ESTATE

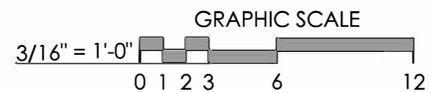


ACAI/SMOOTHIE SHOP

Temple, Texas

FLOOR PLAN - OPTION 1

1,390 s.f.



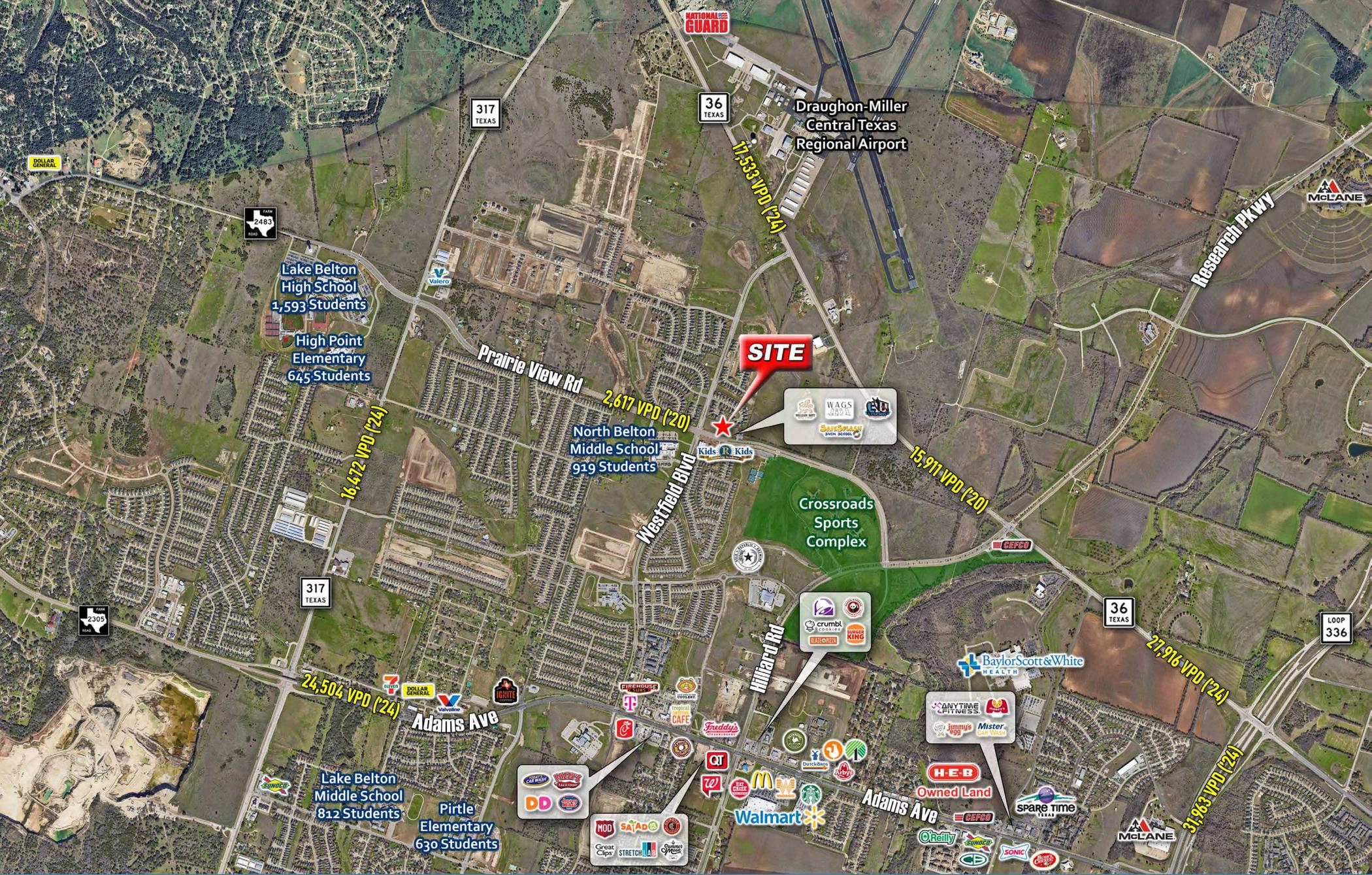
rbdr PLLC - Architects
Temple

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
 DAVID E. WRIGHT TX #16621 DATE: 08/25/2023

7546 PRAIRIE VIEW ROAD | FLOOR PLAN



INDEPENDENCE
 COMMERCIAL REAL ESTATE



7546 PRAIRIE VIEW ROAD | SITE AERIAL



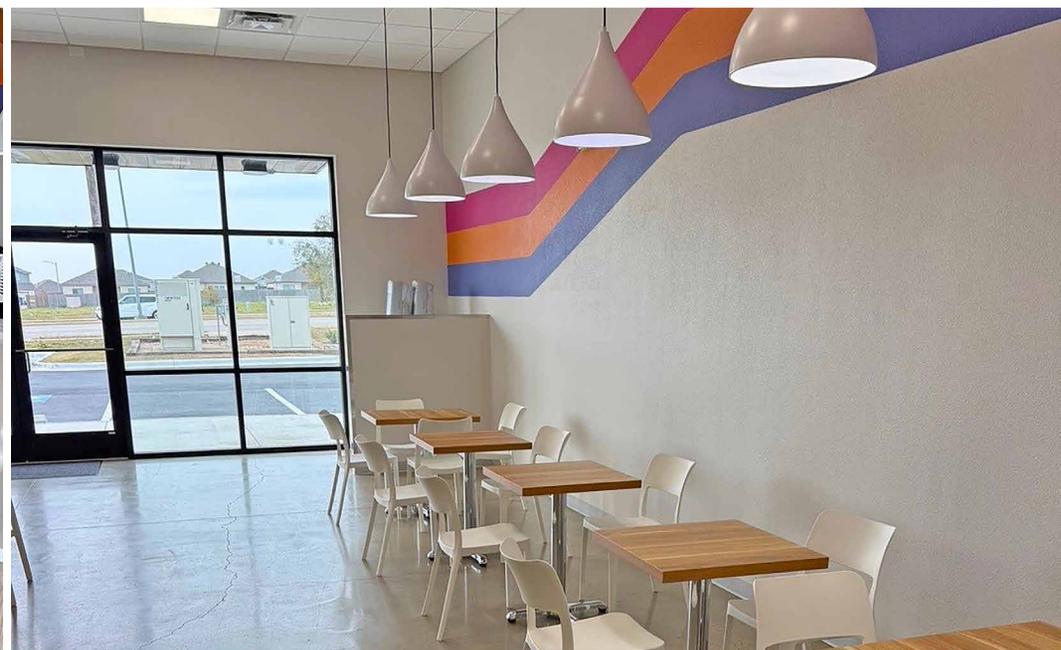
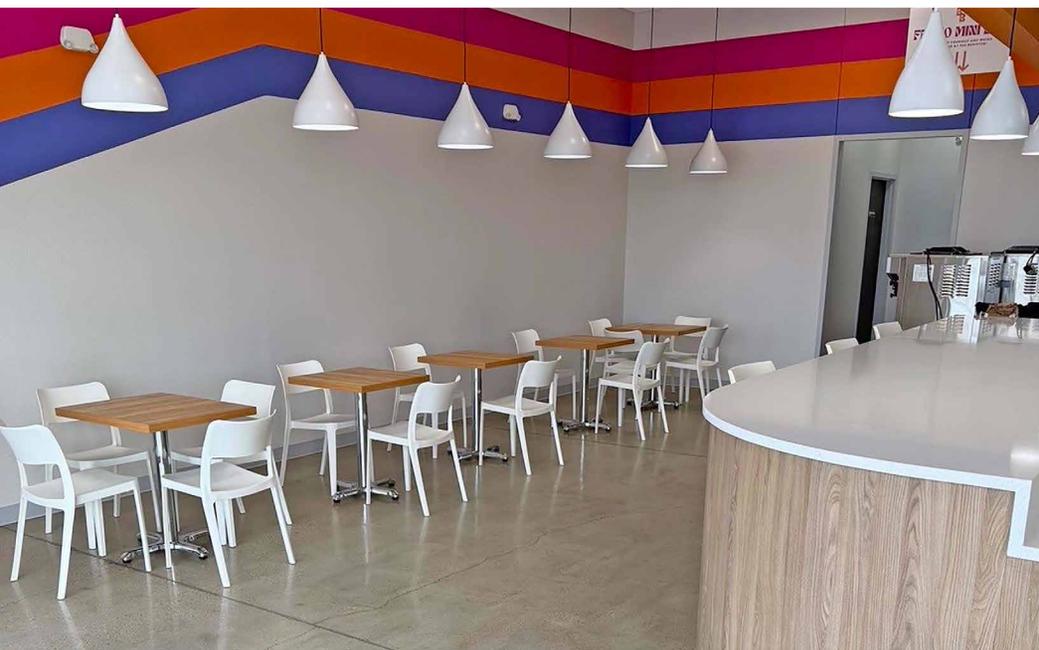
INDEPENDENCE
COMMERCIAL REAL ESTATE



7546 PRAIRIE VIEW ROAD | MARKET AERIAL



INDEPENDENCE
COMMERCIAL REAL ESTATE



7546 PRAIRIE VIEW ROAD | SITE PHOTOS



PRAIRIE VIEW CENTER

7546 PRAIRIE VIEW ROAD | TEMPLE, TEXAS

CONTACT:

Allen Watson
watson@ind-re.com
972.989.7714

Erik W. Ray, CCIM
erik@ind-re.com
254.239.9299



INDEPENDENCE
COMMERCIAL REAL ESTATE

ind-re.com