

3801 BEE CAVES RD

WEST LAKE HILLS, TX 78746



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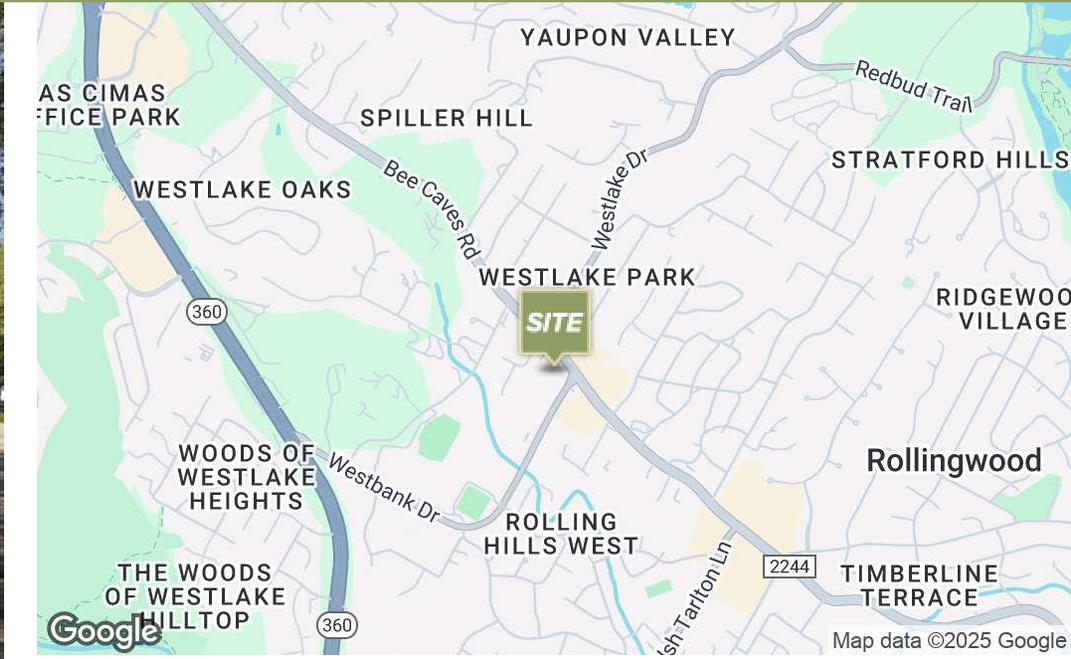
Phone: 512.391.0718 | Fax: 512.870.9371 | stcroixcra.com



FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Available SF:	4,406 SF
Building Size:	17,343 SF

FOR MORE INFORMATION:

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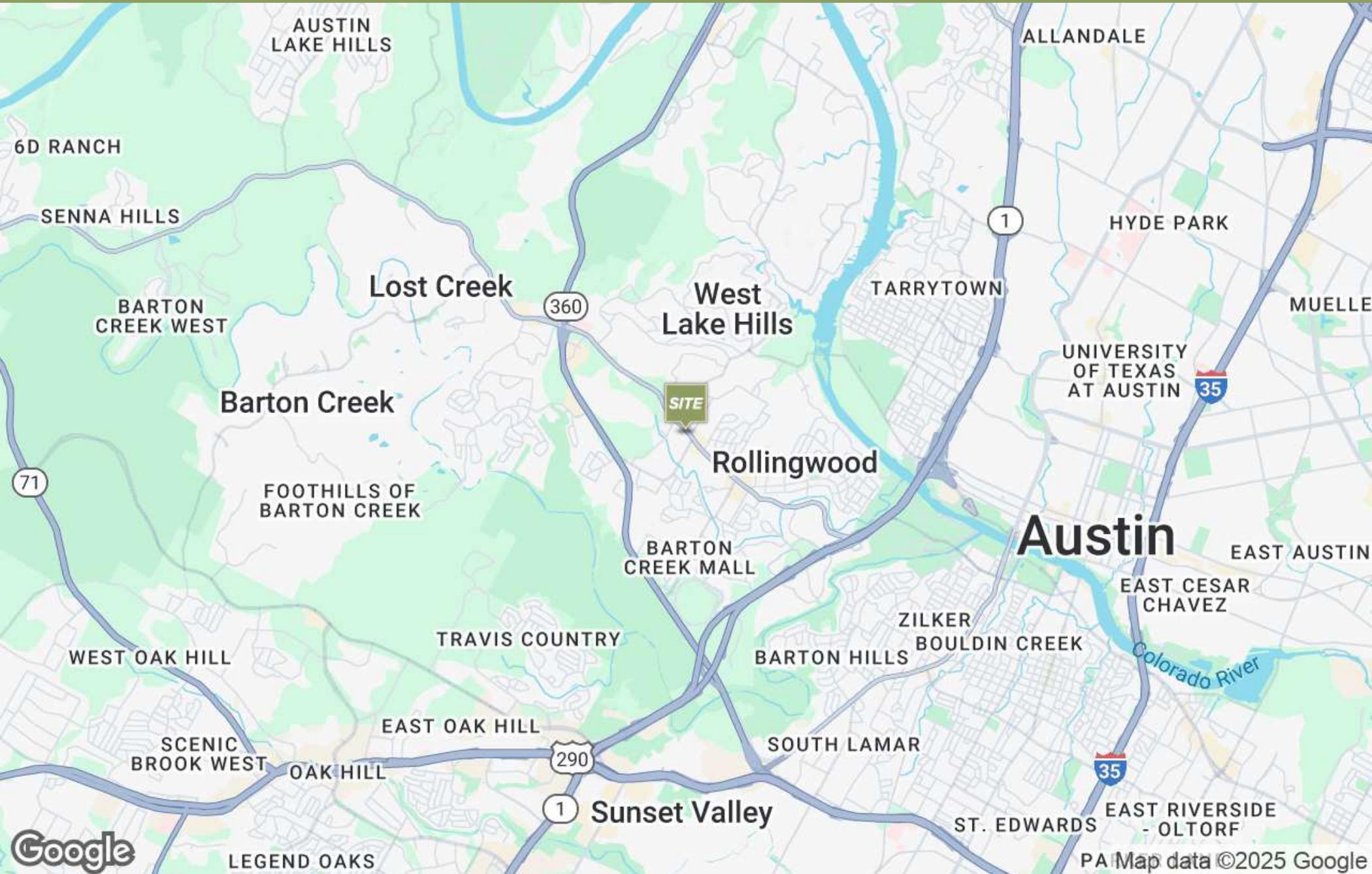
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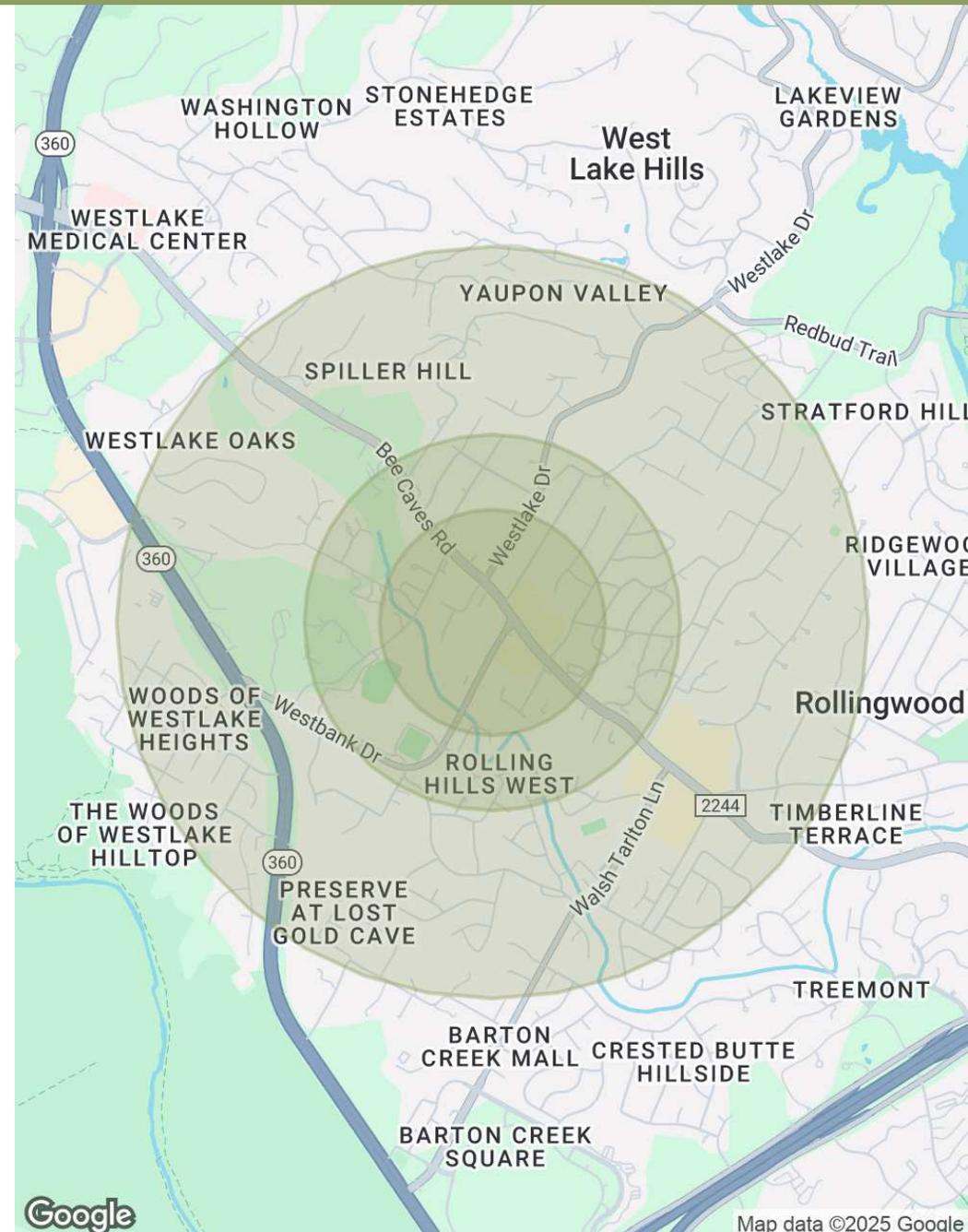
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	330	1,065	5,224
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	379	1,848
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$256,249	\$256,276	\$266,420
Average House Value	\$1,472,272	\$1,468,365	\$1,448,721



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