

7145 W ADAMS AVE
TRINITY PLAZA
TEMPLE, TX 76502

RETAIL PROPERTY FOR LEASE



Presented by:

WILL MORRIS

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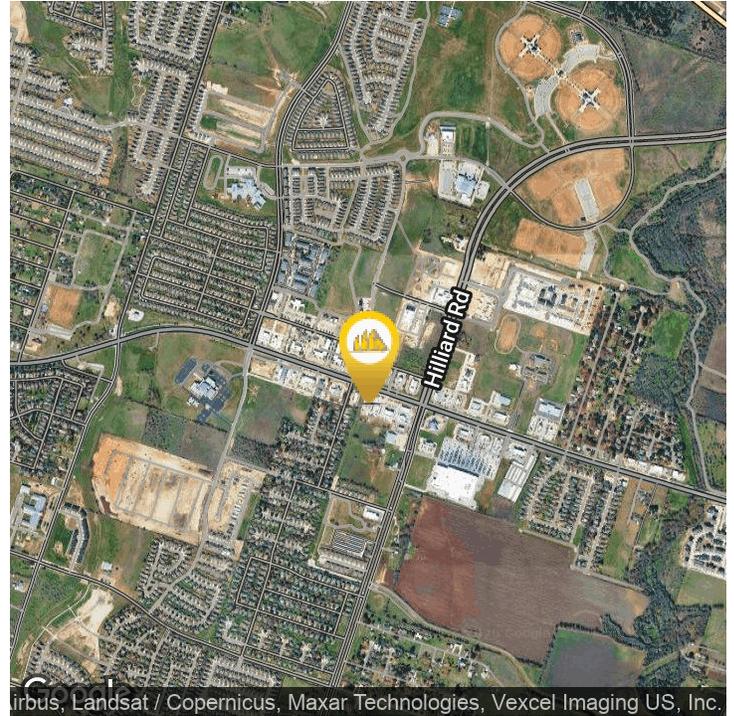
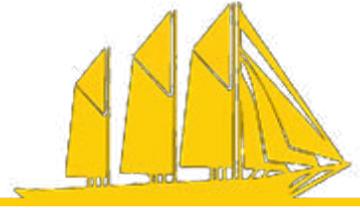
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	856 SF
Available SF:	856 SF
Lot Size:	32,982 SF
Year Built:	2023
Zoning:	GR

PROPERTY OVERVIEW

2nd gen restaurant drive thru space located at the major intersection of W Adams (future west loop). An estimated ~30,000 cars per day, with strong neighboring tenants such as Chipotle, QT, Summer Moon, and MOD Pizza.

PROPERTY HIGHLIGHTS

- 2nd gen restaurant drive-thru space.
- Cross access to Old Waco and across neighboring lots.
- Existing structure allows for on-site expansion.
- Signage on Adams with Chipotle and other brands.

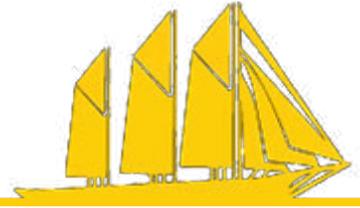
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AERIAL MAP



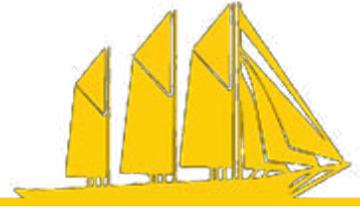
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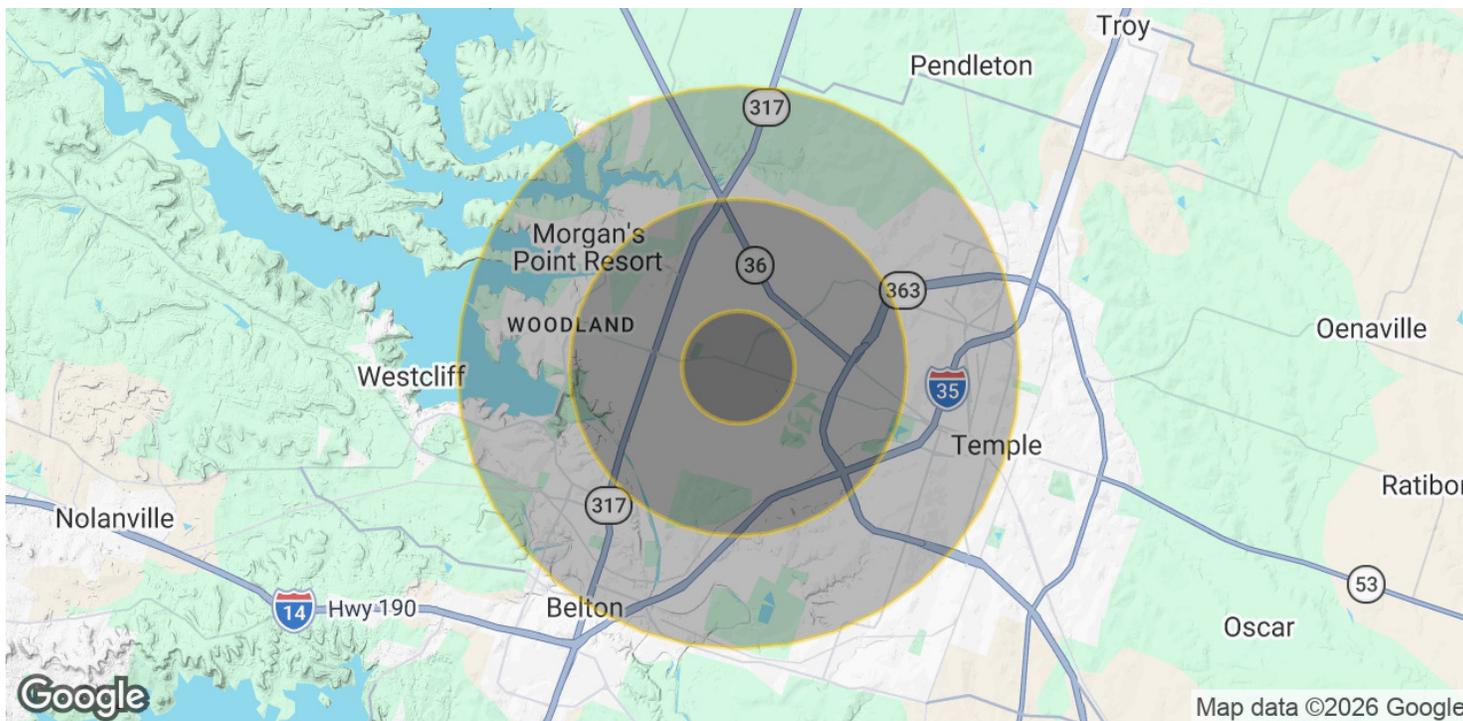
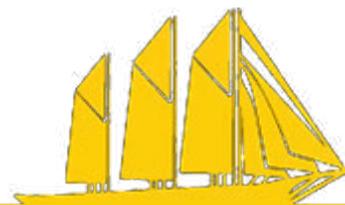
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,330	32,194	84,471
Average Age	34	36	39
Average Age (Male)	33	35	38
Average Age (Female)	35	37	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,116	11,742	33,231
# of Persons per HH	3	2.7	2.5
Average HH Income	\$113,110	\$101,998	\$90,207
Average House Value	\$263,990	\$282,350	\$277,422

Demographics data derived from AlphaMap

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