



# FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

2440 E. U.S. Highway 290



## Property Description

Prime leasing opportunity in Village at Kirby Springs in Dripping Springs. Versatile 3,290 SF space ideal for professional or medical offices. High-traffic location on Highway 290 with prominent monument sign. Excellent demographics. Space is in shell condition.

## Property Highlights

- 3,290 SF of versatile space
- Ideal for professional or medical office
- High-traffic counts
- Monument sign on Hwy 290
- Excellent demographics
- Shell condition

## Offering Summary

Lease Rate:	\$29.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,290 SF
Building Size:	5,945 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	560	3,527	8,806
Total Population	1,537	9,791	24,937
Average HH Income	\$182,637	\$176,473	\$179,766

**Chris Gerlach, SIOR**

512.447.2222

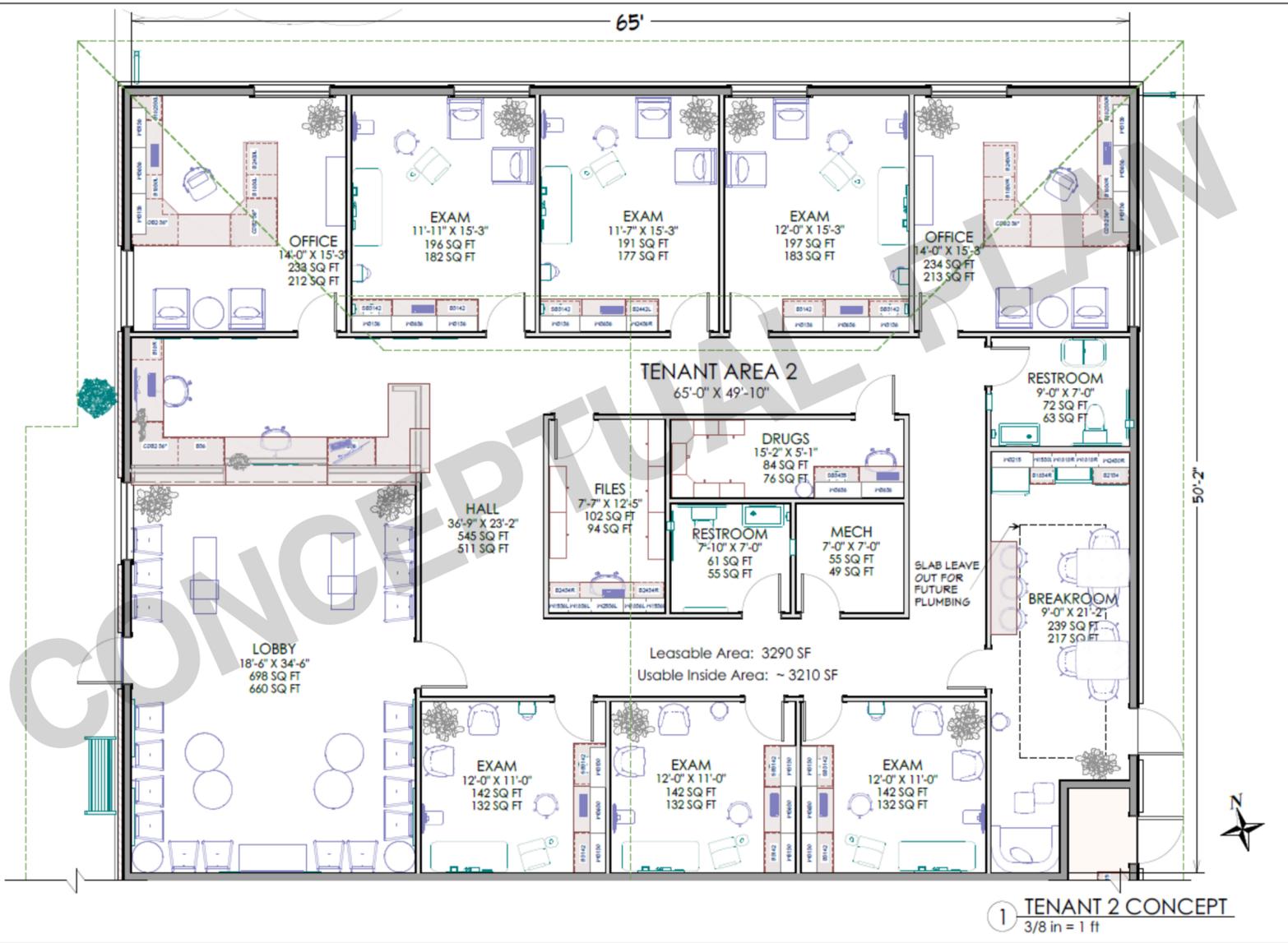
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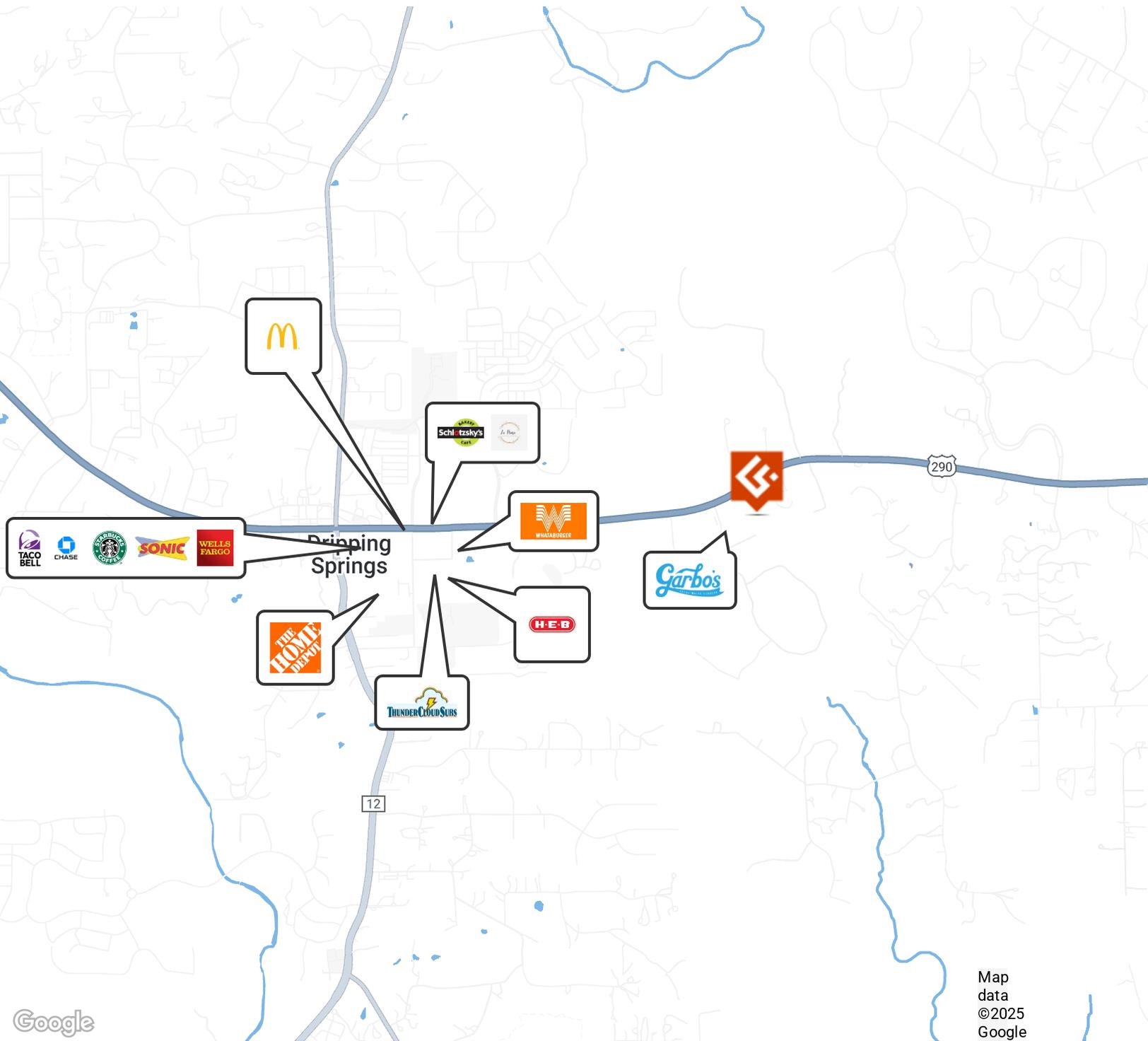
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Map data ©2025 Google

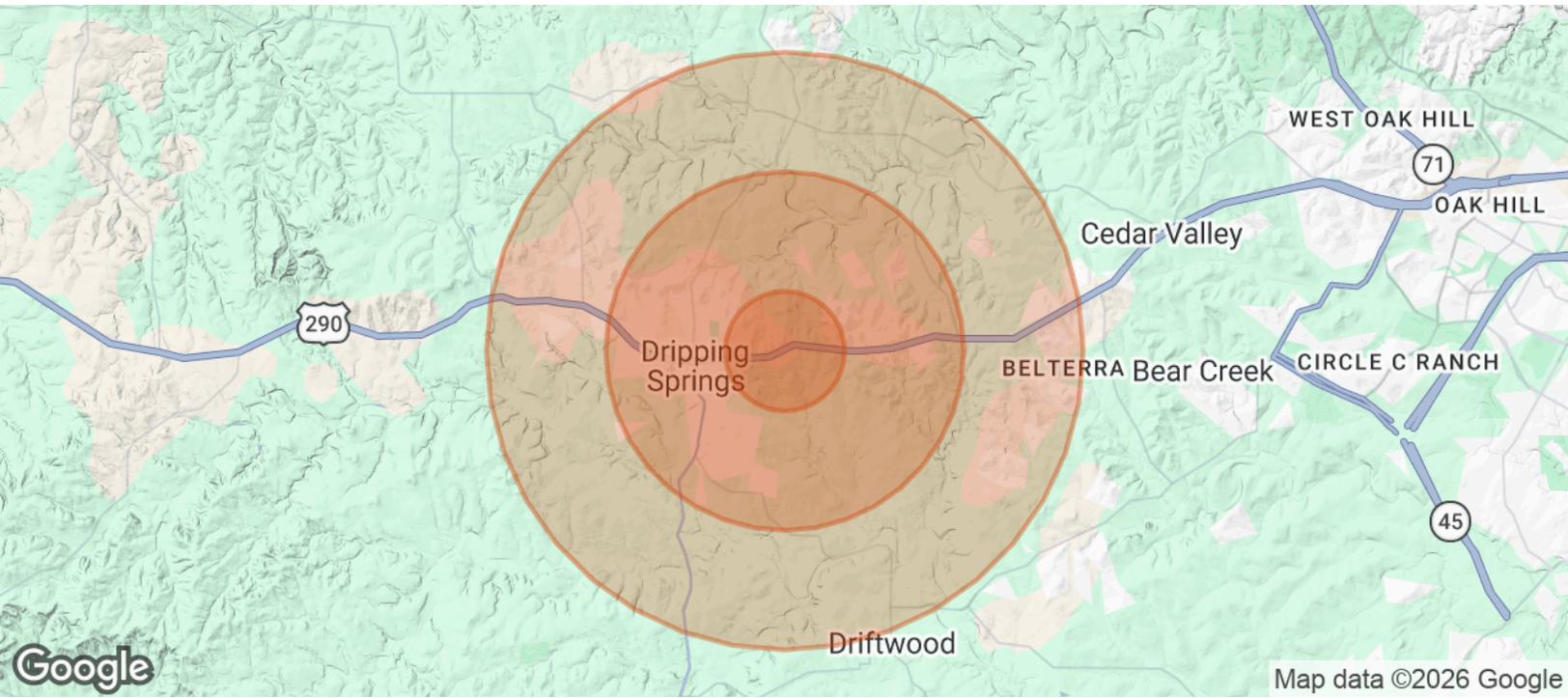
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	1,537	9,791	24,937
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	560	3,527	8,806
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$182,637	\$176,473	\$179,766
Average House Value	\$772,350	\$799,815	\$787,762

Demographics data derived from AlphaMap

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