

# Retail ★ SALE

1205 S MAIN ST WEATHERFORD, TX 76086

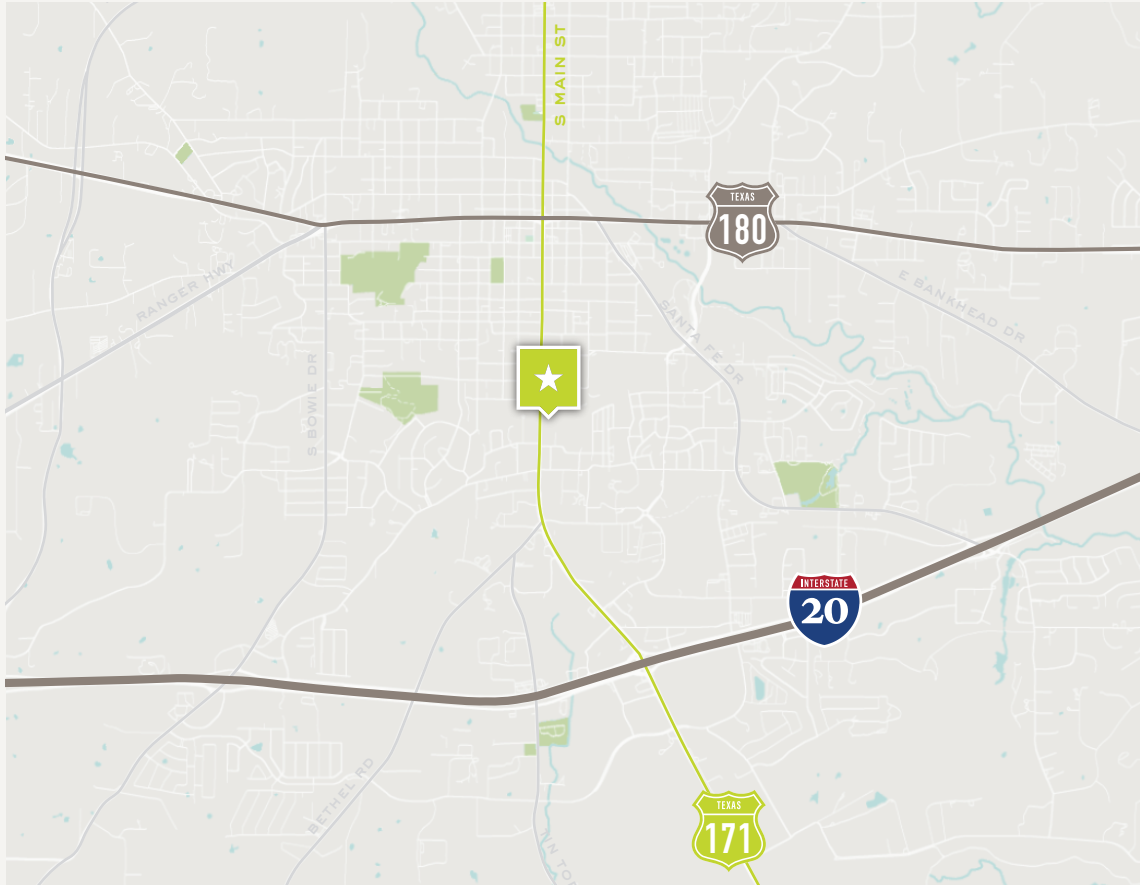
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## PROPERTY FEATURES

- 2,550 SF Free Standing Building on 0.43 Acres
- 2 units: 1200 SF and 1350 SF
- Pylon signage
- Main St ingress/egress
- 126 ft of frontage on S Main Street
- High visibility
- 22 parking spaces
- One unit has triple sink with floor drains
- Zoning: C1
- Easy access to Interstate 20 and Hwy 180

## LOCATION OVERVIEW

Located along the busy South Main Street corridor, 1205 S Main Street benefits from strong visibility and convenient access to Interstate 20. The property sits directly across from HTeaO and Whataburger and is adjacent to Weatherford Ninth Grade Center, generating consistent traffic throughout the day. Surrounded by established retail, schools, and residential neighborhoods, the site is well-positioned to serve the growing Weatherford market. Its high-exposure location and accessibility make it an attractive opportunity for a variety of retail and commercial users.

## SALE PRICE

**\$950,000**

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RETAIL MAP



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## DEMOGRAPHICS

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### POPULATION

1 MILE	3 MILES
<b>7,310</b>	<b>34,404</b>

### HOUSEHOLDS

1 MILE	3 MILES
<b>3,161</b>	<b>13,319</b>

### MEDIAN HH INCOME

1 MILE	3 MILES
<b>\$60,537</b>	<b>\$67,688</b>

### DAYTIME EMPLOYEES

1 MILE	3 MILES
<b>8,430</b>	<b>19,798</b>



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*Relentlessly Pursuing What Matters*

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