

FOR LEASE

10,000 Sqft—Office/Retail Space
New Albertson's Grocery will open soon (across Street)



REGENCY SQUARE

6531 Watauga Rd.
Watauga, Texas 76148

- Low Rent
 - Low Start-up Cost
 - Flexible Lease
 - Short/Long-Term
 - Free Rent
- 2nd floor—Next to Bingo
 - 10,000 sqft Office/Retail Space
 - Growing area, New Albertsons Open Soon across the street.
 - Near by retailers: Dollar General, Tuesday Morning, CVS, Big Lots.
 - Rent : \$8/sqft + NNN



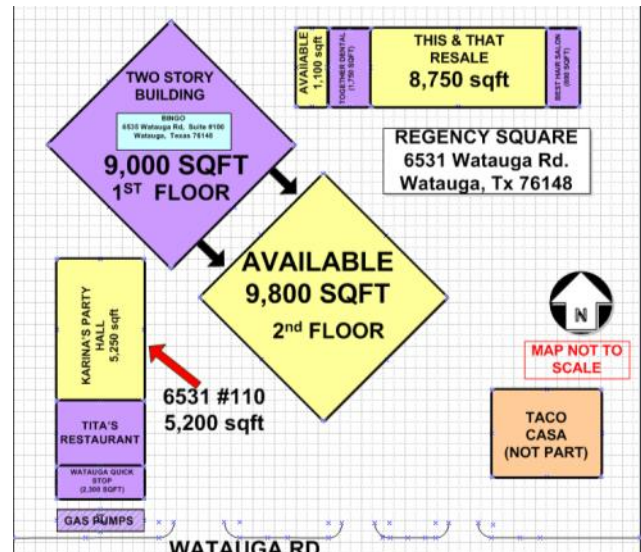
• **Tan B. Le**
Phone: 714-697-3808
E-mail: tan.le@sbcglobal.net

**COOPERATE
WITH BROKER**



- Major Tenants: Tuesday Morning, Texas Billiards.
- Plenty of Parking.
- Good Signage.
- Nearby retailers: Big Lot, CVS, Dollar General, 99 Cents Only, Radio Shack, Games Stop, Taco Casa, Home Depot...
- Rental rate: \$6-16 per sqft.
- 1,200—20,000 sqft Available

Demo	1 Mile	3 Mile	5 Mile
Population:	14,580	123,591	230,008
Employee:	5,762	53,066	143,415
Avg Inc.	55,392	62,221	59,790
Traffic Counts:		21,450	ADV



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(714) 697-3808 (Cell)
(714) 751-8382 (Fax)
Email: tan.le@sbcglobal.net



