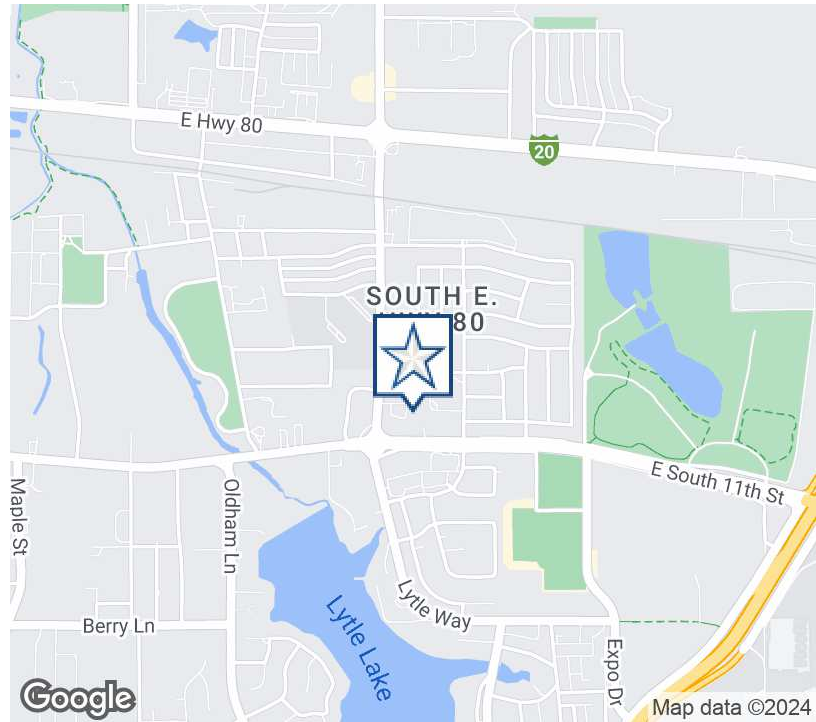


1202 E SOUTH 11TH STREET

Abilene, TX 79602

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	1,500 - 3,216 SF
Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Lot Size:	1.77 Acres
Year Built:	2005
Building Size:	14,170 SF
Renovated:	2024
Zoning:	GR - General Retail

PROPERTY OVERVIEW

Approximately 3,216 sf of space is available to lease in the Social Security Administration Building. Landlord will build out space to fit tenant needs. The buildout allowance is negotiable. Landlord will consider dividing the space if a user does not need the entire space. A 5-year minimum term is required. The building is in the General Retail (GR) District. GR is intended to accommodate a wide range of retail trade, services and office activities that are needed to serve the community.

PROPERTY HIGHLIGHTS

- Spacious layout for versatile business use.
- Ample parking for staff and customers.
- Professional and well-maintained exterior and interior.
- High-quality construction and finishes throughout.
- Flexible leasing options to suit your business requirements.

ERIK PAUL JOHNSON

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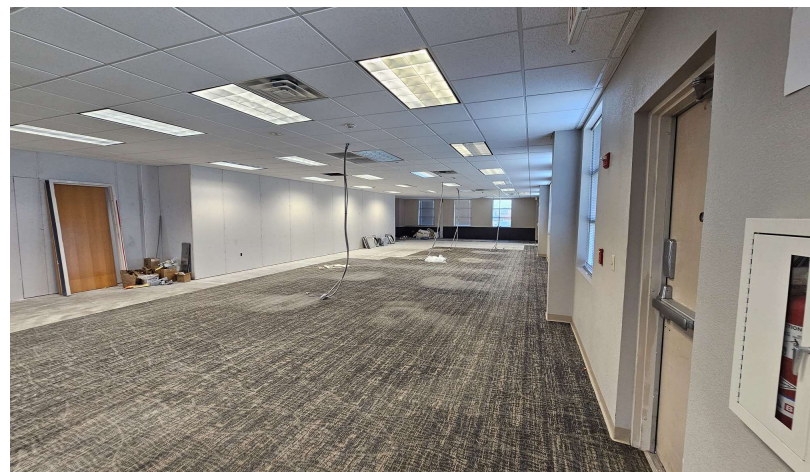
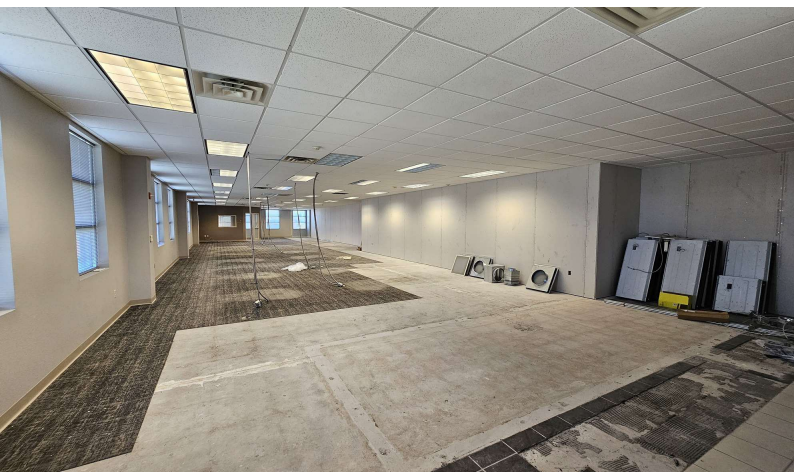
Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS



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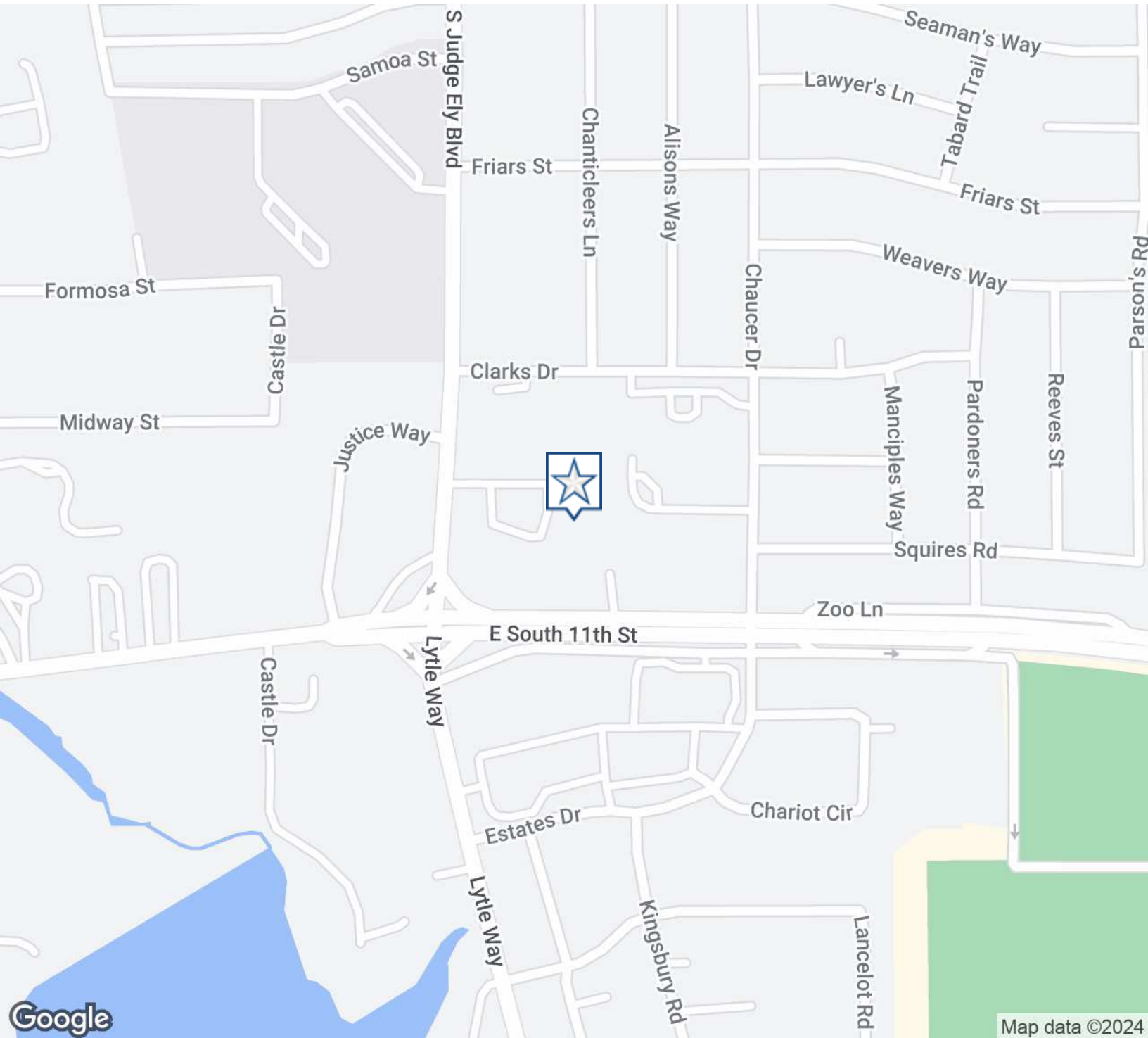
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LOCATION
MAP



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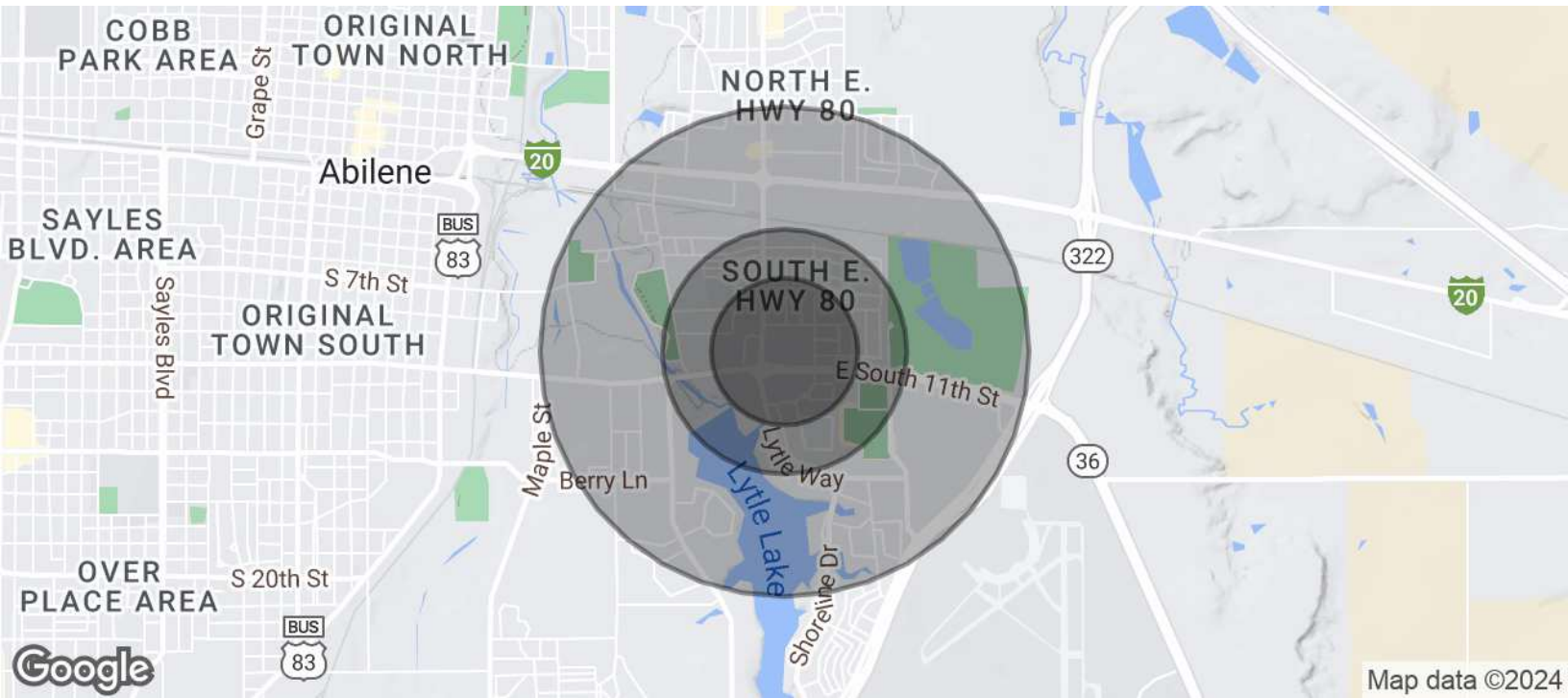
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	527	1,825	4,771
Average Age	39	40	41
Average Age (Male)	37	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	765	2,145
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$81,073	\$86,068	\$85,258
Average House Value	\$186,088	\$198,528	\$213,274

Demographics data derived from AlphaMap

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