

HUTTO EXCHANGE

143 EXCHANGE BLVD./ HUTTO, TX 78634

MEDICAL / RETAIL | LEASE



LEASING INFORMATION

NICK TRIOLA

512.441.1062

NICK@KPGCOMMERCIAL.COM

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PROPERTY INFORMATION

FEATURES

LOCATION

- Adjacent to Austin Regional Clinic
- Less than 1 mile from 130 Toll Road
- Easy access to Hutto High School
- Parking Ratio: 5/1000 RSF

DEMOGRAPHICS

(5-MILE, 2022 Est.)

- Population - 89,415
- Estimated Households - 29,039
- Median Household Income - \$106,178
- Traffic Count
 - US HWY 79E - 35,252 VPD
 - Exchange Blvd - 3,978 VPD
 - FM 685 - 20,788 VPD



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✓ AVAILABILITY

SUITE 300 - 1,500 RSF

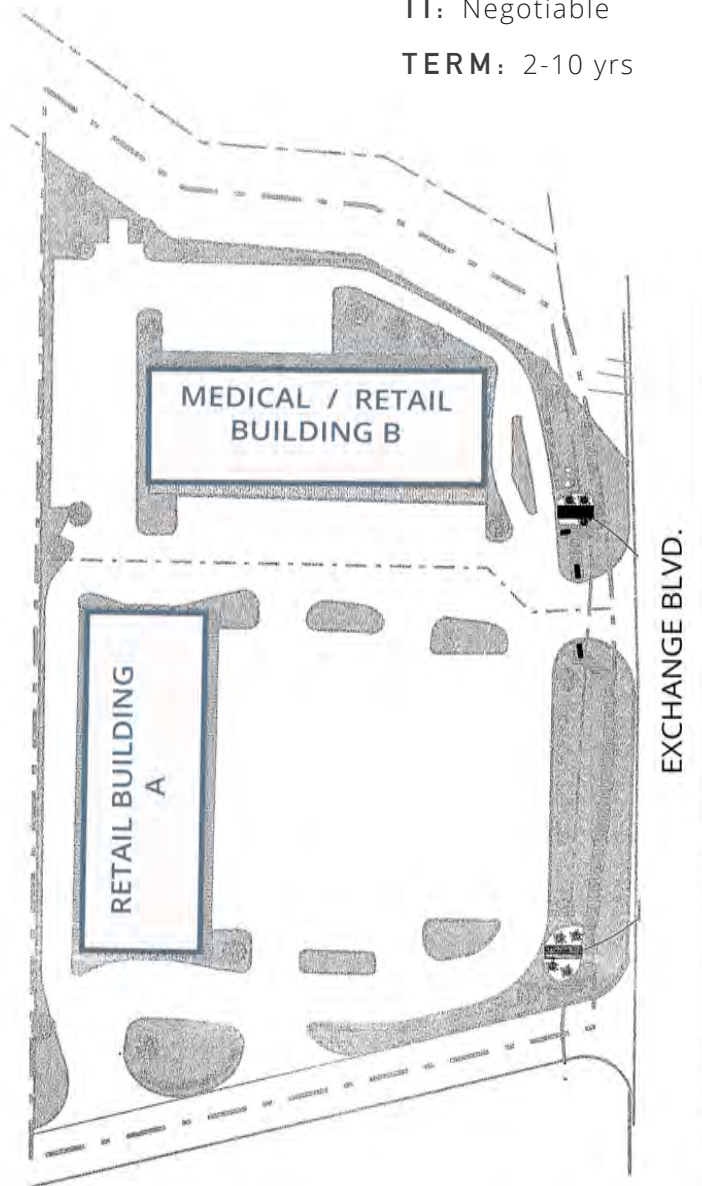
Ⓢ LEASE TERMS

RATE: STARTING AT \$24/RSF + NNN

TI: Negotiable

TERM: 2-10 yrs

SITE PLAN



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PHOTOS



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