

Retail For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

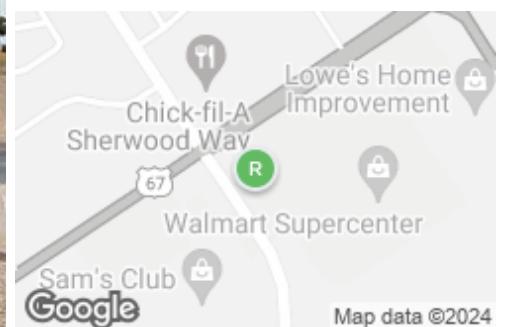
Small End Cap Retail Available

5150 Southland, San Angelo, TX, 76904

Retail: Strip Center For Lease

Prepared on February 29, 2024

1 of 1 Listings



Map data ©2024

Listing Details | Retail For Lease

Suite	A	Divisible	Not present
Sublease	-	Vacant	Yes
Total Available Space	1,050 SF	Available Date	Now
Min Div/Max Contig	Not present/1,050 SF	Days On Market	28 days
Asking Rate	\$31.00 Annual/SF	Date Listed	2/01/2024
Monthly Rate	\$2,713	Last Modified	2/29/2024
Lease Type	NNN	Listing ID	39720072
Expenses	\$4.85 (NNN)	Restrooms	1
Lease Terms	5	Parking Spaces	-
Signage	On Building & Free-Standing		

Description

Welcome to your opportunity to secure a thriving retail space strategically located in the bustling heart of a growing commercial hub. Situated adjacent to the high-traffic Walmart and Sam's Club, this 1,050 sqft end cap unit offers unparalleled visibility, ideal for maximizing your business's exposure and success. Previously occupied by The Cash Store, co-tenants include Sally Beauty and Dollar Tree. This end cap faces the signalized intersection between Walmart and Sam's Club main entries off Southland. Total monthly base rent plus NNN is \$3,136 per month plus utilities.

Property Features

Location Details

Address	5150 Southland, San Angelo, TX, 76904	Name	5150 Southland Blvd
Zoning	CG	Center/Park Name	Walmart On Sherwood Way
County	Tom Green	Cross Street	Sherwood Way
Parcels	R000024866		

Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	13,800 SF
Land Size	1.2 Acres / 52,420 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1995, 2017

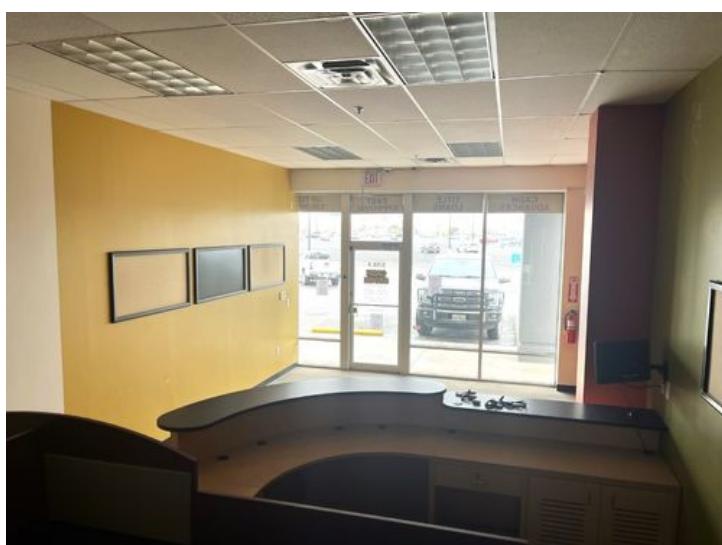
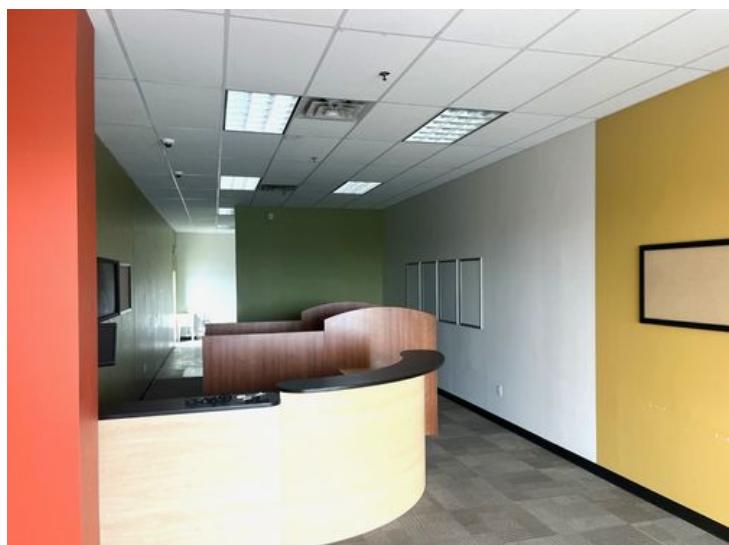
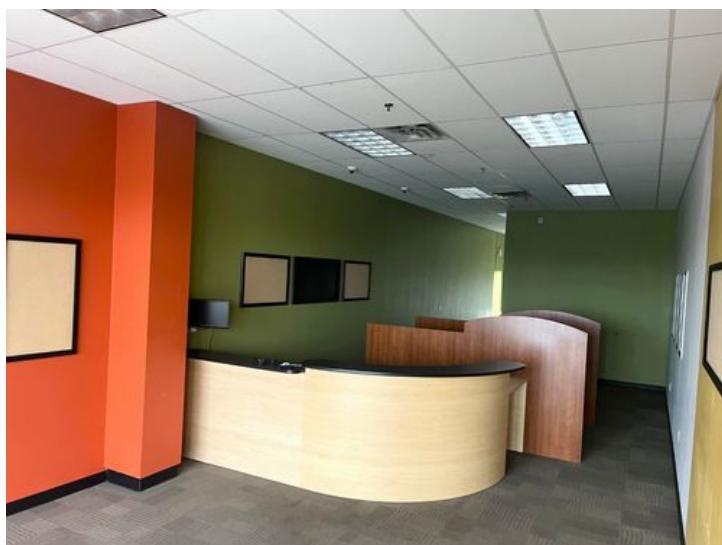
Primary Constr. Type	Masonry
Occupancy Type	Multi-tenant
Parking Spaces	70
Parking Ratio	-
Number of Tenants	4
CAM Expenses	\$4.00 Annual/SF
Rail Service	No

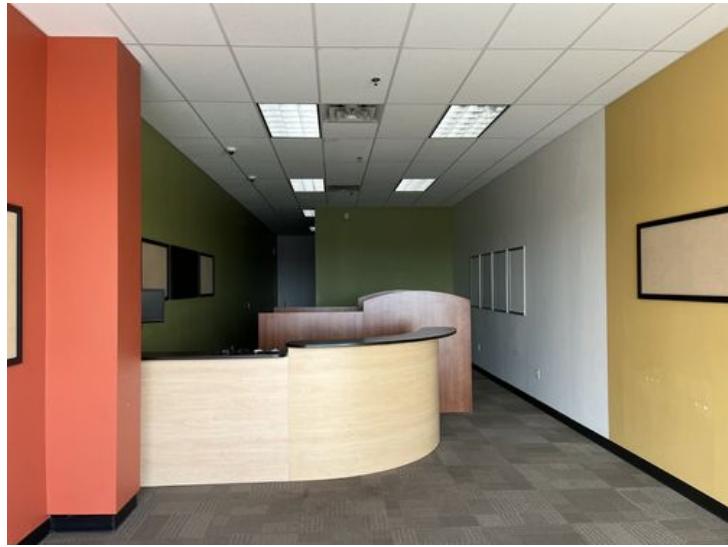
Property Listings

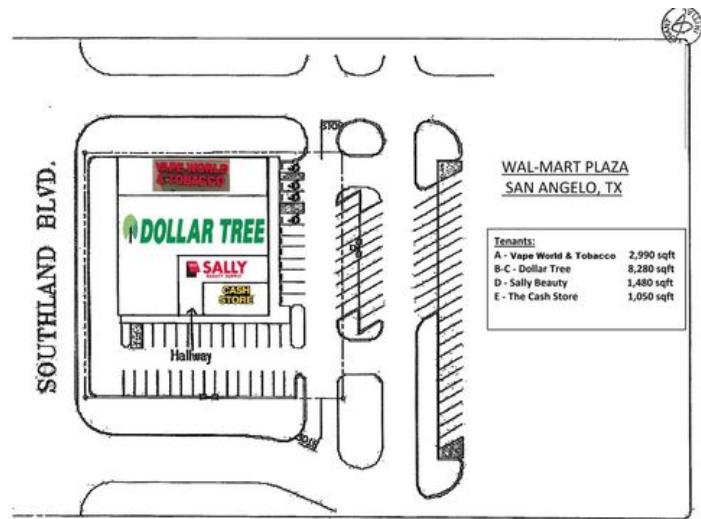
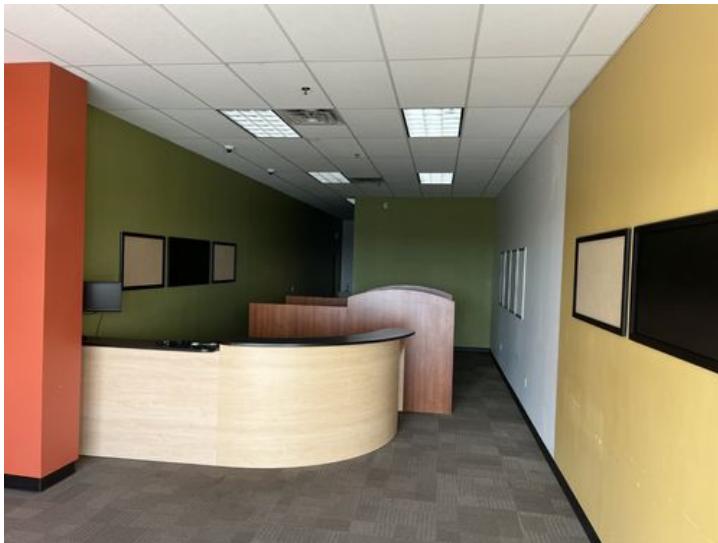
1 Listing | 1,050 SF | \$31.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Retail	A	1,050 SF	\$31.00 Annual/SF NNN	Now

Additional Photos







Contact



Brandon K Sanders

325-653-1489

brandon@steveeustisrealestate.com



Steve Eustis Co

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5150 Southland, San Angelo, TX 76904

CITY, STATE

San Angelo, TX

POPULATION

68,374

AVG. HH SIZE

2.43

MEDIAN HH INCOME

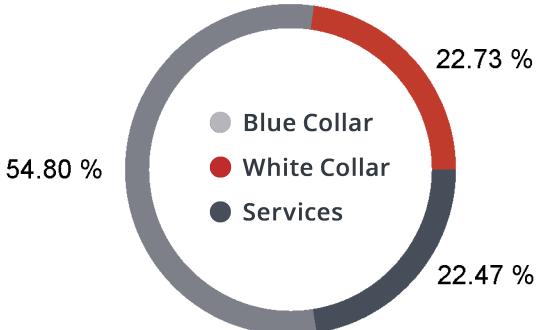
\$45,606

HOME OWNERSHIP

Renters:  **11,024**

Owners:  **16,777**

EMPLOYMENT



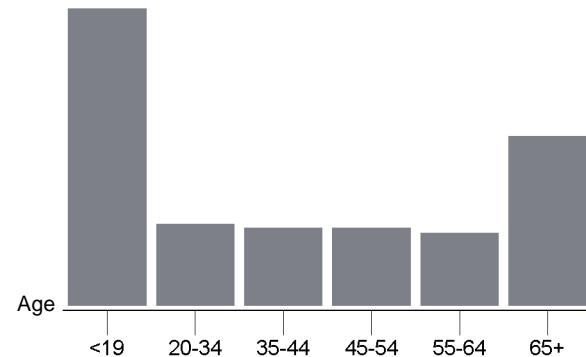
45.17 %
Employed **1.16 %**
Unemployed

EDUCATION

High School Grad: **24.30 %**
Some College: **23.50 %**
Associates: **6.41 %**
Bachelors: **28.51 %**

GENDER & AGE

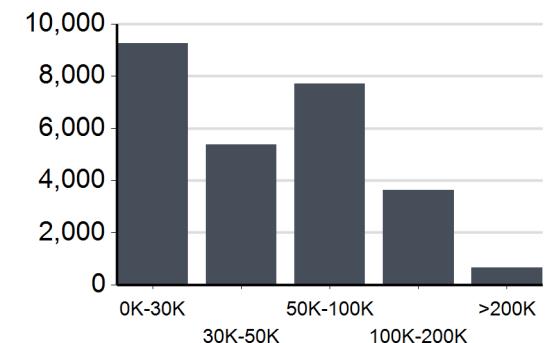
47.97 %  **52.03 %** 



RACE & ETHNICITY

White: **71.46 %**
Asian: **0.76 %**
Native American: **0.04 %**
Pacific Islanders: **0.00 %**
African-American: **2.13 %**
Hispanic: **19.01 %**
Two or More Races: **6.60 %**

INCOME BY HOUSEHOLD



HH SPENDING

