

# Retail For Lease



Steve Eustis Co

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

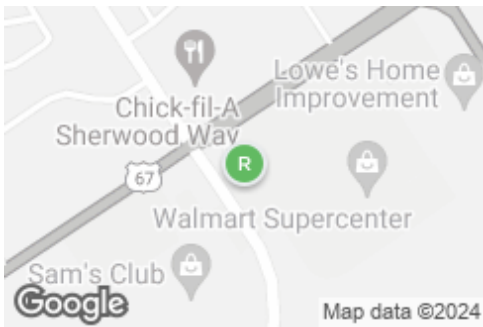
## Small End Cap Retail Available

5150 Southland , San Angelo, TX, 76904

Retail: Strip Center For Lease

Prepared on February 29, 2024

1 of 1 Listings



### Listing Details | Retail For Lease

Suite	A
Sublease	-
Total Available Space	1,050 SF
Min Div/Max Contig	Not present/1,050 SF
Asking Rate	\$31.00 Annual/SF
Monthly Rate	\$2,713
Lease Type	NNN
Expenses	\$4.85 (NNN)
Lease Terms	5
Signage	On Building & Free-Standing

Divisible	Not present
Vacant	Yes
Available Date	Now
Days On Market	28 days
Date Listed	2/01/2024
Last Modified	2/29/2024
Listing ID	39720072
Restrooms	1
Parking Spaces	-

### 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
Zoning	CG
County	Tom Green
Parcels	R000024866

Name	5150 Southland Blvd
Center/Park Name	Walmart On Sherwood Way
Cross Street	Sherwood Way

Building Details

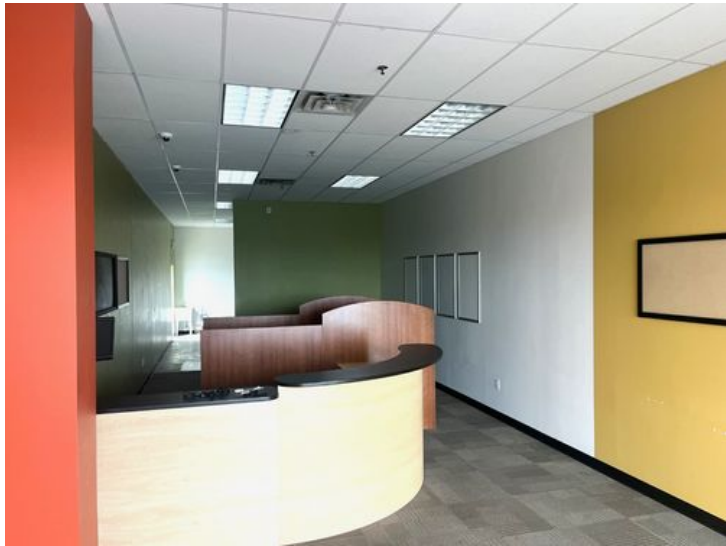
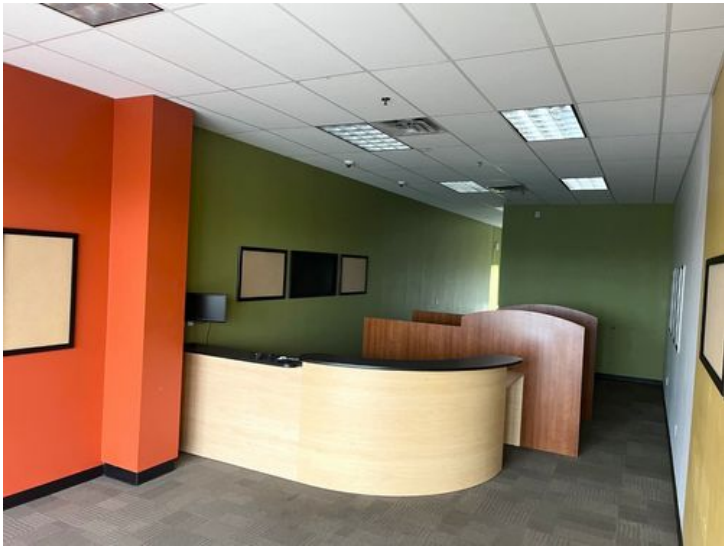
Sub Type	Strip Center	Primary Constr. Type	Masonry
Building Status	Existing	Occupancy Type	Multi-tenant
Building Size	13,800 SF	Parking Spaces	70
Land Size	1.2 Acres / 52,420 SF	Parking Ratio	-
Number of Buildings	1	Number of Tenants	4
Number of Floors	1	CAM Expenses	\$4.00 Annual/SF
Year Built/Renovated	1995, 2017	Rail Service	No

Property Listings

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

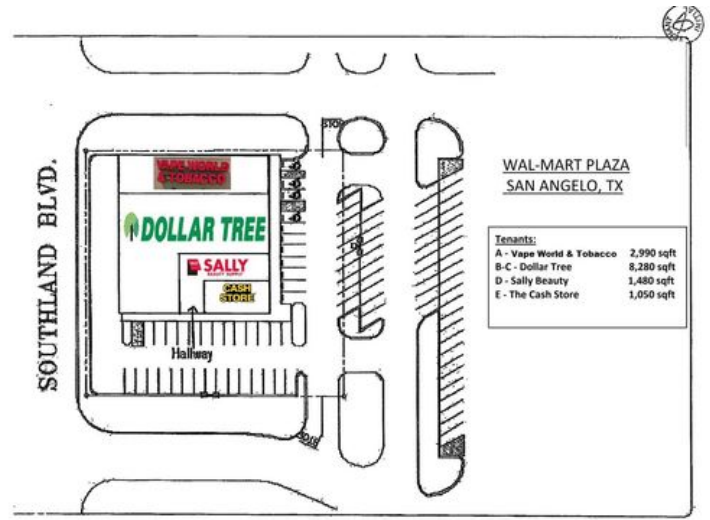
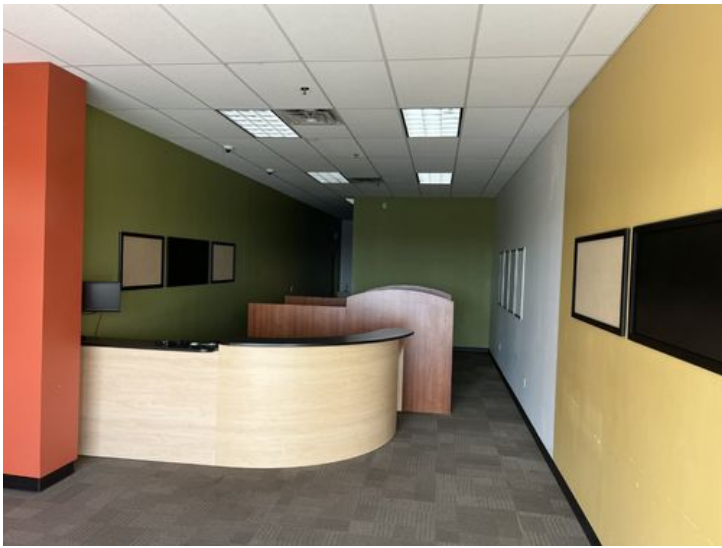
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Retail	A	1,050 SF	\$31.00 Annual/SF NNN	Now

Additional Photos









## Contact



**Brandon K Sanders**

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# 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. HHSIZE

2.43

MEDIAN HH INCOME

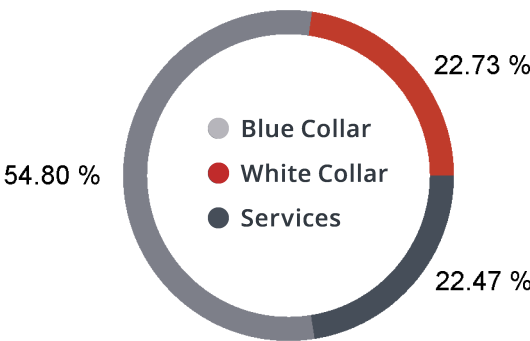
\$45,606

HOME OWNERSHIP

Renters: 11,024

Owners: 16,777

EMPLOYMENT



45.17 %  
Employed

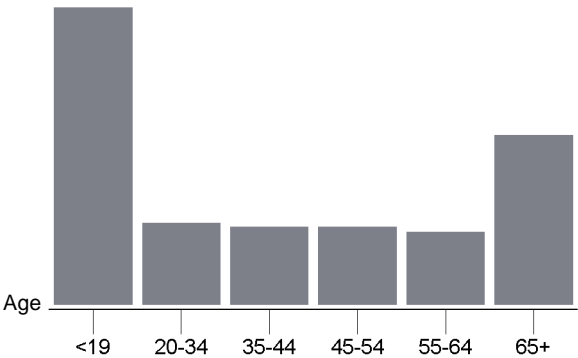
1.16 %  
Unemployed

EDUCATION

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

GENDER & AGE

47.97 %  
52.03 %

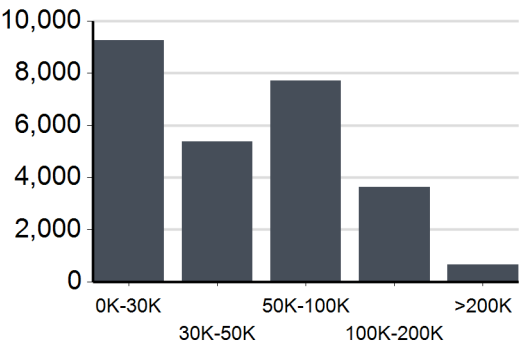


RACE & ETHNICITY

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

