



19,612 VPD



FOR LEASE

TOWN SQUARE SHOPPING CENTER

206-274 Town Square, Copperas Cove, TX 76522

ALEX PROVOST
Managing Principal
(512)-216-5495
ap@trueequityg.com



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PROPERTY SUMMARY



PROPERTY DETAILS

LEASE RATE:	Negotiable
LEASE TYPE	NNN
AVAILABLE SF:	22,446 SF - 32,940 SF
ANCHOR TENANT	Family Dollar, Veterans Affairs Medical Healthcare Clinic
LOT SIZE:	14.58 AC 635,105 SF
BUILDING SIZE:	145,338 SF

PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer for lease Town Square Shopping Center (the "Subject Property") located in Copperas Cove, Texas, within the Killeen MSA. The Subject Property is a 145,338 SF neighborhood retail center situated on 14.58 acres along W Highway 190, the primary commercial corridor in the market, with approximately 19,612 vehicles per day. The center offers strong visibility, multiple points of ingress and egress, and is anchored by Family Dollar and the Veterans Affairs Community Outpatient Clinic, serving a well-established Central Texas trade area near Fort Hood.

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and a Veterans Affairs Medical Clinic
- Over 630 feet of frontage along the primary retail corridor
- Multiple ingress and egress points providing excellent accessibility
- Situated within a strong Central Texas trade area near Fort Hood
- Ample surface parking with approximately 775 spaces

SITE PLAN



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REHAB PLAN ROUGH RENDERINGS (SUBJECT TO CHANGE)



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PHOTOS OF THE EXISTING CONDITION



DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
2020 Population	10,550	37,318	48,335
2024 Population	11,008	39,385	51,391
2029 Population Projection	11,616	41,701	54,828
Annual Growth 2020-2024	1.1%	1.4%	1.6%
Annual Growth 2024-2029	1.1%	1.2%	1.3%
Median Age	35.3	34.4	34.4
Bachelor's Degree or Higher	21%	21%	21%
U.S. Armed Forces	383	1,858	2,927

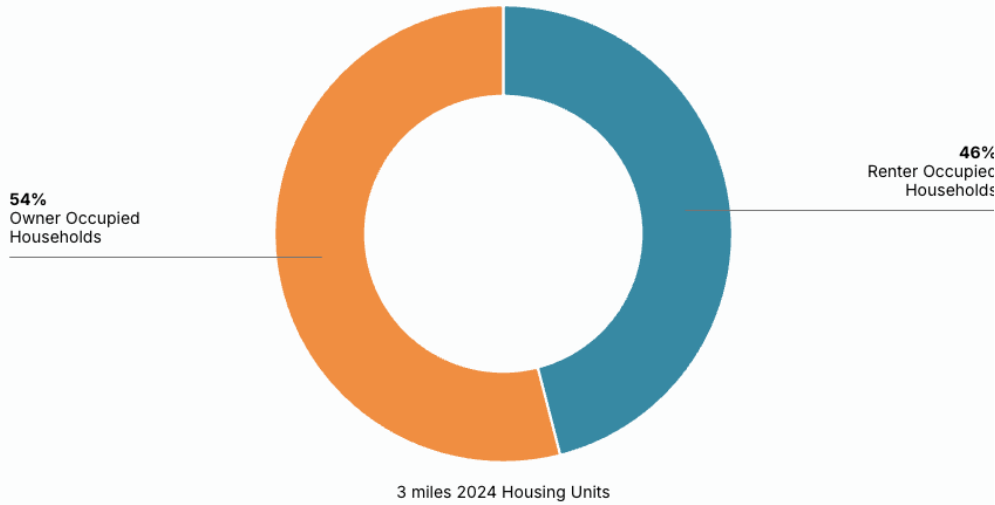
Population By Race	1 mile	3 miles	5 miles
White	5,974	21,219	28,599
Black	1,681	6,241	7,657
American Indian/Alaskan Native	70	254	373
Asian	332	1,217	1,517
Hawaiian & Pacific Islander	135	611	733
Two or More Races	2,816	9,842	12,512
Hispanic Origin	2,253	7,905	10,219

Households	1 mile	3 miles	5 miles
2020 Households	4,226	14,060	17,743
2024 Households	4,418	14,856	18,871
2029 Household Projection	4,691	15,832	20,247
Annual Growth 2020-2024	1.1%	1.5%	1.6%
Annual Growth 2024-2029	1.2%	1.3%	1.5%
Owner Occupied Households	2,277	8,560	11,396
Renter Occupied Households	2,414	7,272	8,851
Avg Household Size	2.4	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$113.4M	\$415.8M	\$547.1M

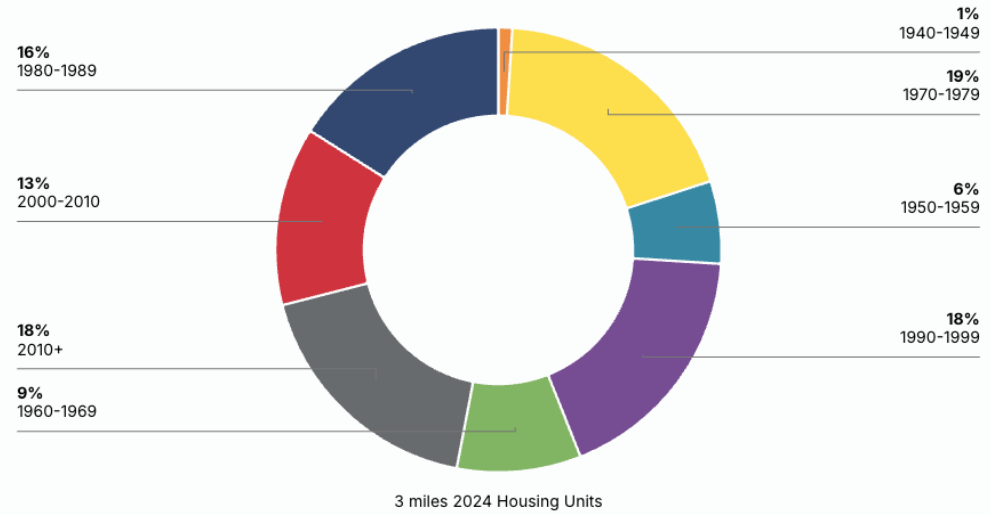
Income	1 mile	3 miles	5 miles
Avg Household Income	\$66,016	\$74,912	\$77,488
Median Household Income	\$57,111	\$62,837	\$64,497
< \$25,000	790	2,015	2,302
\$25,000 - 50,000	1,145	3,705	4,719
\$50,000 - 75,000	1,003	3,560	4,420
\$75,000 - 100,000	742	2,288	2,904
\$100,000 - 125,000	300	1,277	1,798
\$125,000 - 150,000	213	784	1,092
\$150,000 - 200,000	173	824	1,046
\$200,000+	53	403	589

HOUSING DEMOGRAPHICS

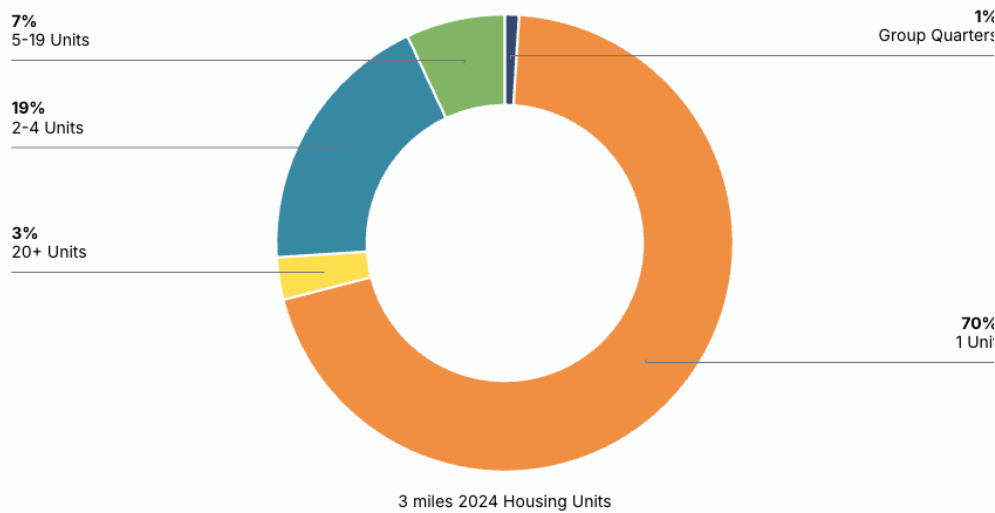
Housing Occupancy



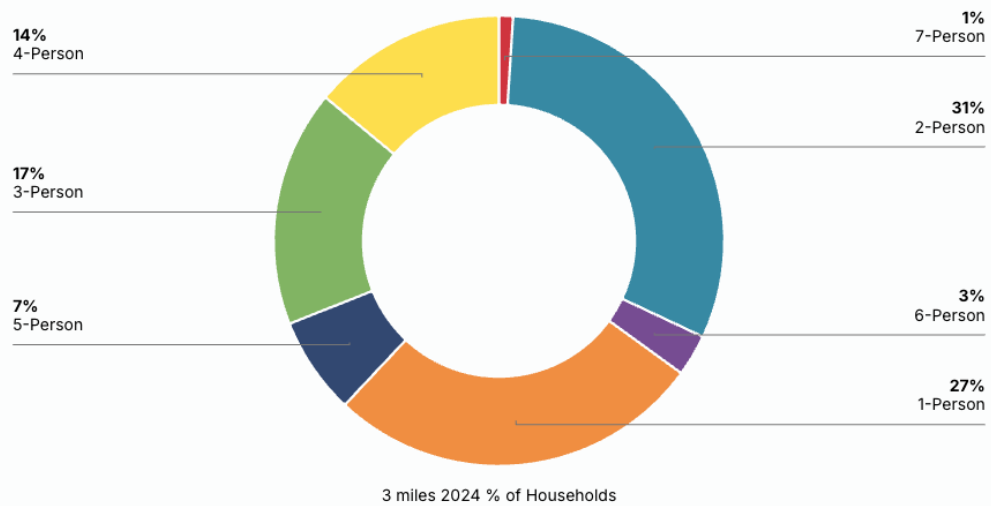
Homes By Year Built



Housing Type



Household Size



REGIONAL MAP



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