



FOR LEASE | WELLS BRANCH CENTER

2013 Wells Branch Parkway

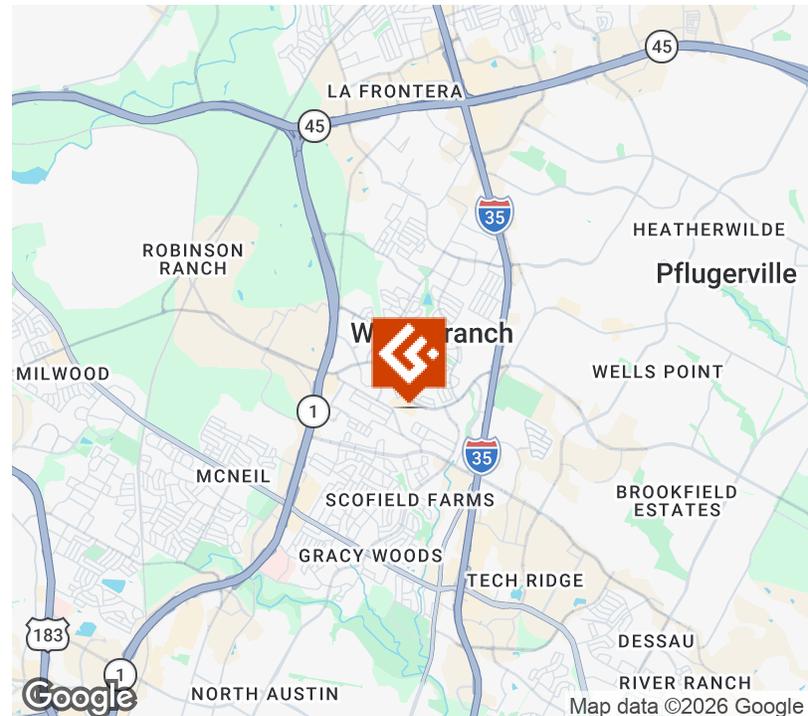


Property Description

The Wells Branch Center offers business owners versatile commercial space for their business. Conveniently located on Wells Branch Parkway, this high profile center offers easy access to both IH-35 and Mopac. The available suites are flex warehouse suites (some HVAC'd) that could suit a wide variety of uses.

Offering Summary

Lease Rate:	\$17.00/SF (NNN)
NNN:	\$8.15
Suite 119:	1,766 SF
Suite 204	3,324 SF
Suite 208	1,350 SF
Suite 301	1,392 SF
Suite 305	1,684 SF



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CSA Realty Group



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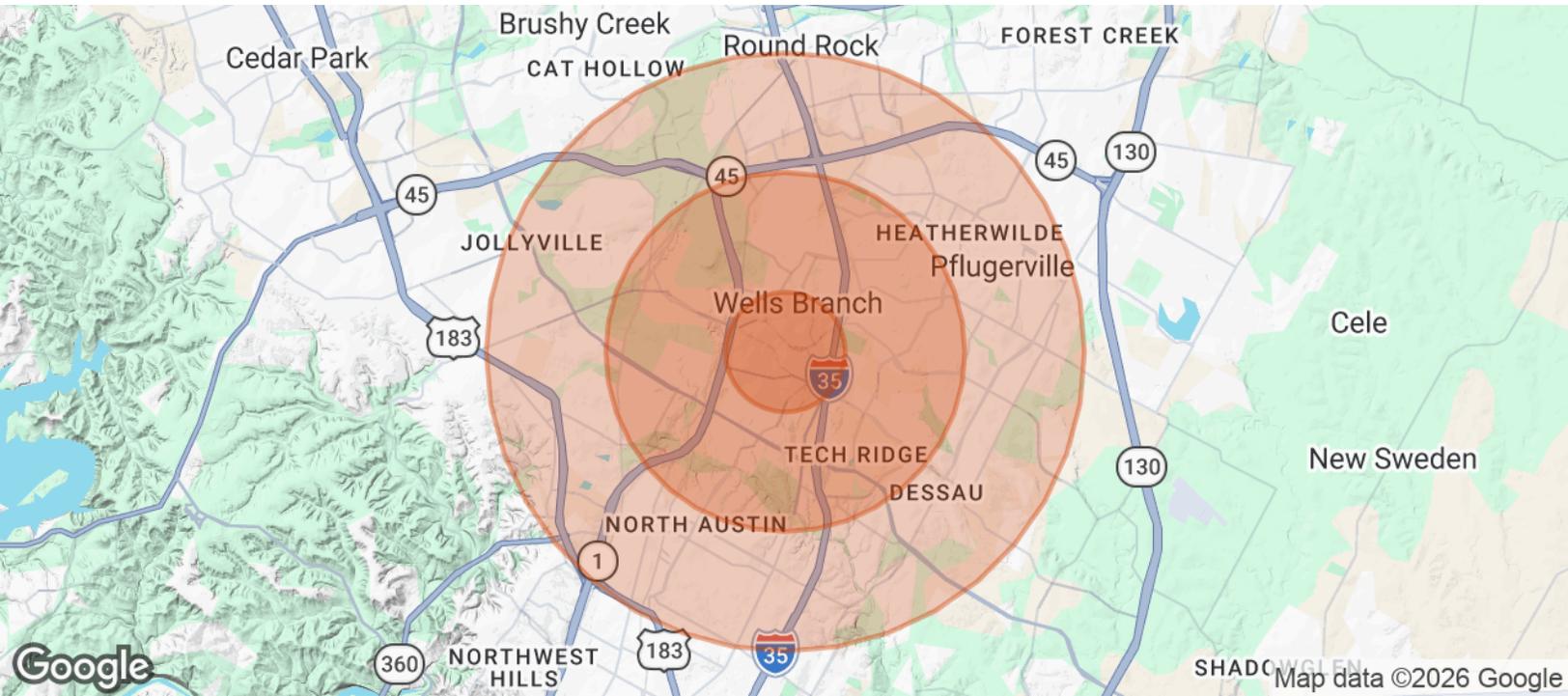
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Population

	1 Mile	3 Miles	5 Miles
Total Population	14,476	79,834	228,473
Average Age	30.7	31.1	31.2
Average Age (Male)	31.2	30.9	30.9
Average Age (Female)	30.5	31.1	31.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,796	34,607	91,996
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$64,213	\$64,729	\$65,071
Average House Value	\$177,669	\$182,316	\$168,821

2020 American Community Survey (ACS)

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