



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

710 23RD STREET

Canyon, TX 79015

JOSH LANGHAM

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RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Experience the ideal blend of modern convenience and versatile space at 710 23rd Street in Canyon, TX, 79015. This prime commercial property offers flexible lease options ranging from 1250 to 2588 square feet, providing the perfect canvas for your retail or street retail business. With a competitive base lease rate of \$22.00 per square foot and owner will contribute to tenant improvement of the space, you can tailor the space to suit your vision while managing costs effectively. The estimated NNN expense of \$4.86 per square foot ensures a streamlined leasing experience, and the 5-year initial term with options available provides long-term stability. Seize the opportunity to establish your retail presence in this dynamic location, complete with a 12.5% bump after the fifth year of the term.

PROPERTY HIGHLIGHTS

- > Available square feet from 1250 to 2588
- > Base Lease rate 22.00 per square foot
- > TI Allowance Negotiable

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OFFERING SUMMARY

Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)
Available SF:	1,250 - 2,588 SF
Lot Size:	
Building Size:	6,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,166	5,579	6,174
Total Population	5,853	15,036	16,971
Average HH Income	\$47,265	\$48,270	\$50,468



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RETAILER MAP



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ADDITIONAL PHOTOS



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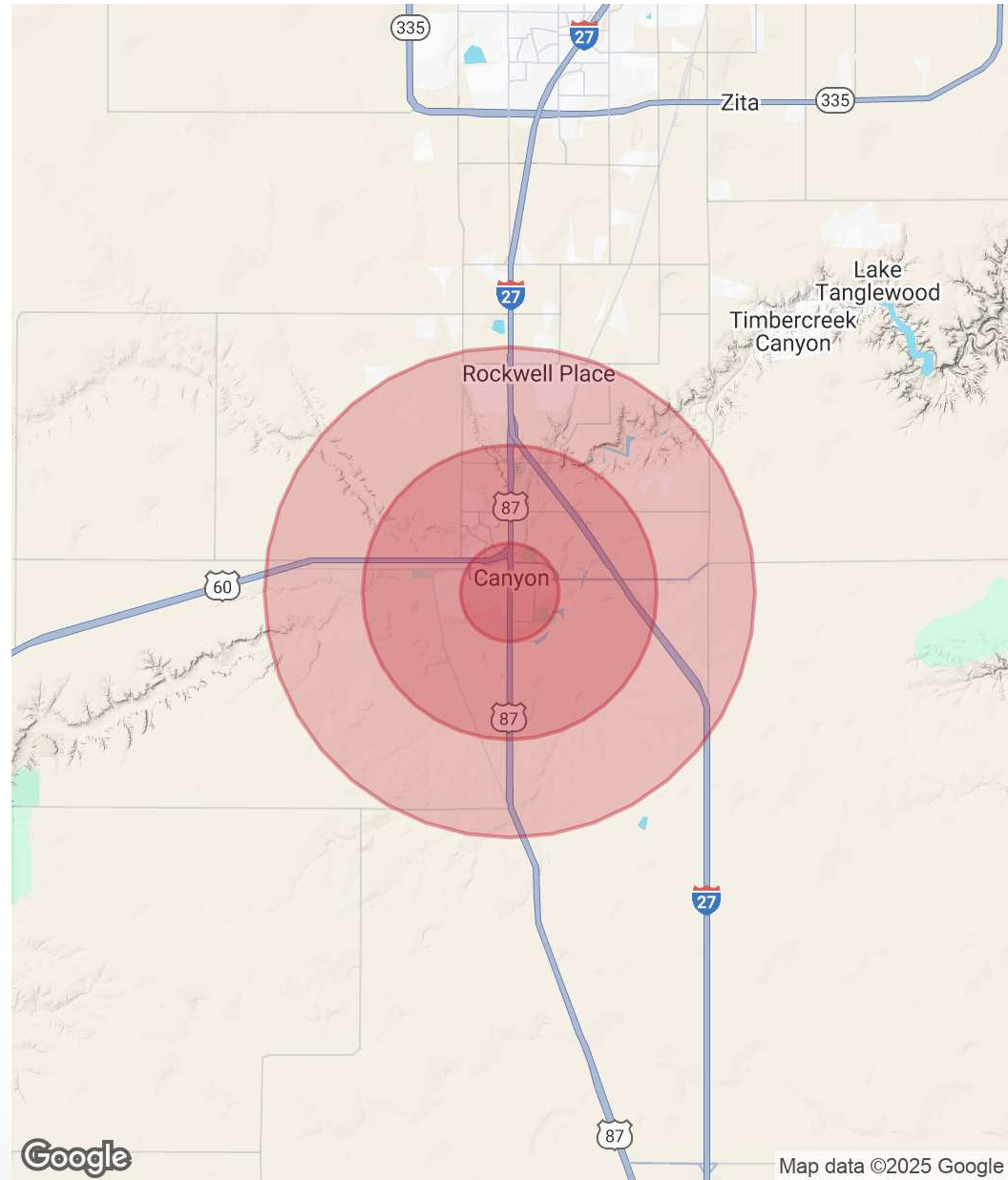
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,853	15,036	16,971
Average age	24.9	25.2	26.3
Average age (Male)	25.6	25.9	26.6
Average age (Female)	25.2	25.6	26.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,166	5,579	6,174
# of persons per HH	2.7	2.7	2.7
Average HH income	\$47,265	\$48,270	\$50,468
Average house value	\$117,327	\$120,079	\$125,462

** Demographic data derived from 2020 ACS - US Census*



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