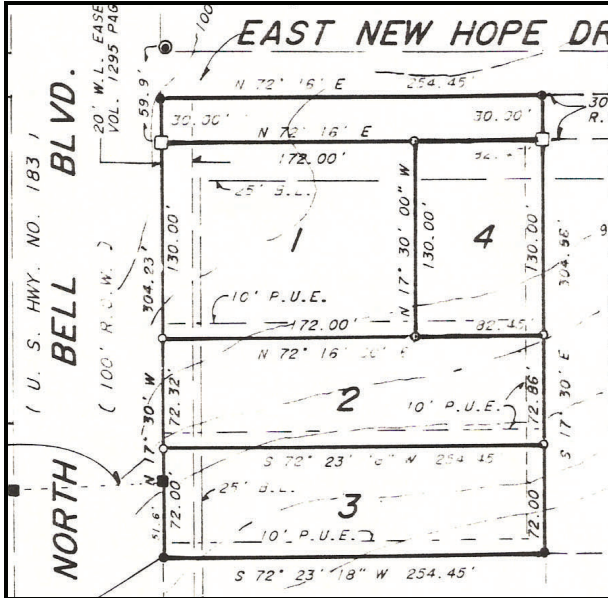


2,640 SF building for lease

Lot 1 located at 1904 E. New Hope Road Cedar Park, Texas 78613



2,640 sf building on a 20,000 sf lot for lease at the southeast corner of 183 & New Hope Road in Cedar Park. The property is zoned GB-3 and located about a mile north of the intersection of 1431 & 183 and about 1.5 miles from the Cedar Park Regional Medical Center.

<p>ROAD FRONTAGE: 130 feet on North Bell and 172 feet on New Hope Drive.</p> <p>SIZE: 22,360 sf lot and 2,460 sf building.</p> <p>ZONING: GB-3 General Business</p> <p>RENTAL RATE: \$5,000.00 per month NNN (\$22.73 psf).</p> <p>ESTIMATED EXPENSES: TBD</p> <p>183 Traffic Counts (2012): 34,622</p> <p>New Hope Traffic (3/9/2010): 12,070</p> <p>AVAILABILITY: 60 Days</p>	DEMOGRAPHICS:			
		1 mile	3 mile	5 mile
	Population :	8,766	63,383	122,403
	Median HH Income:	\$66,527	\$73,091	\$76,764
	Median Age	33.1	33.5	33.8
Shown By Appointment only				

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