

± 2,500 SF RETAIL SPACE FOR LEASE AT 2625 W WACO DR STE B IN WACO, TEXAS 76707



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PROPERTY OVERVIEW

- Located on Busy West Waco Drive
- High Visibility
- Easily Accessible
- Great Office or Retail Opportunity
- Tenant Pays Utilities

LOCATION

2625 W Waco Dr Ste B Waco, Texas 76707

RSF

2,500 SF

LOT SIZE

0.5180 Acres (22,564.08 SF)

ZONING

C-2: Community Commercial District

TRAFFIC COUNTS (2022)

W Waco Drive: 26,500+ VPD

LEASE RATE

\$10.80/SF/YR GROSS

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DEMOGRAPHIC SUMMARY

2625 W Waco Dr, Waco, Texas, 76707

Drive time of 15 minutes



KEY FACTS

175,680

Population



66,036

Households

32.9

Median Age

\$43,296

Median Disposable Income

EDUCATION

14.1%

No High School Diploma



27.3%

High School Graduate



29.5%

Some College/ Associate's Degree



29.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$51,227

Median Household Income



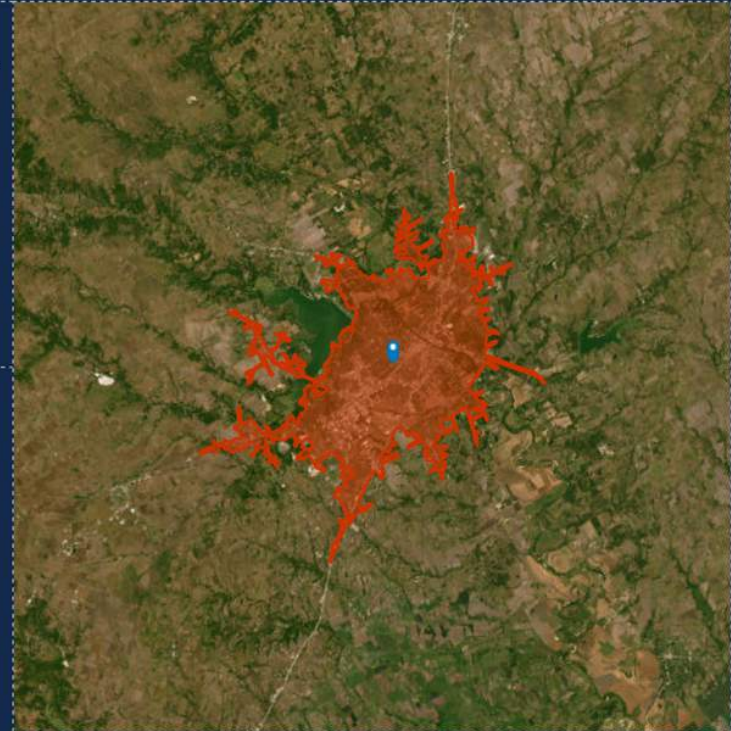
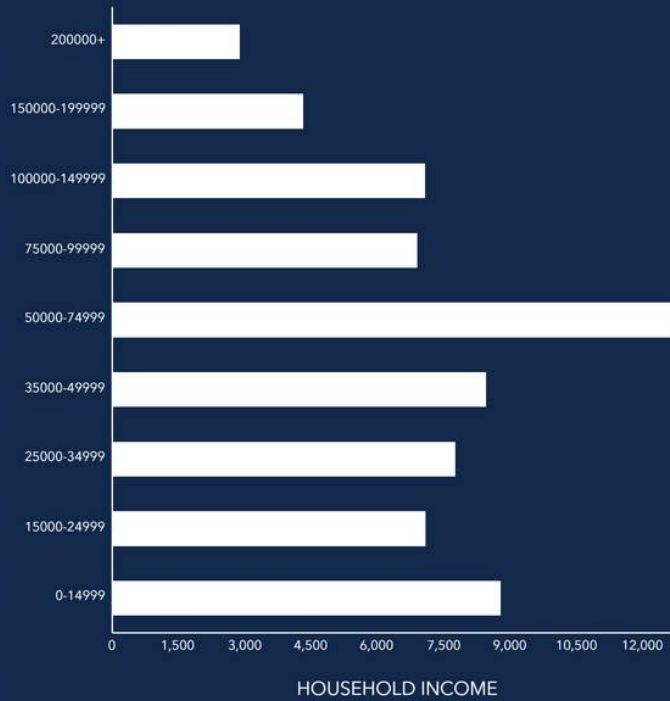
\$28,627

Per Capita Income



\$60,059

Median Net Worth



EMPLOYMENT



57.9%

White Collar



26.0%

Blue Collar



19.9%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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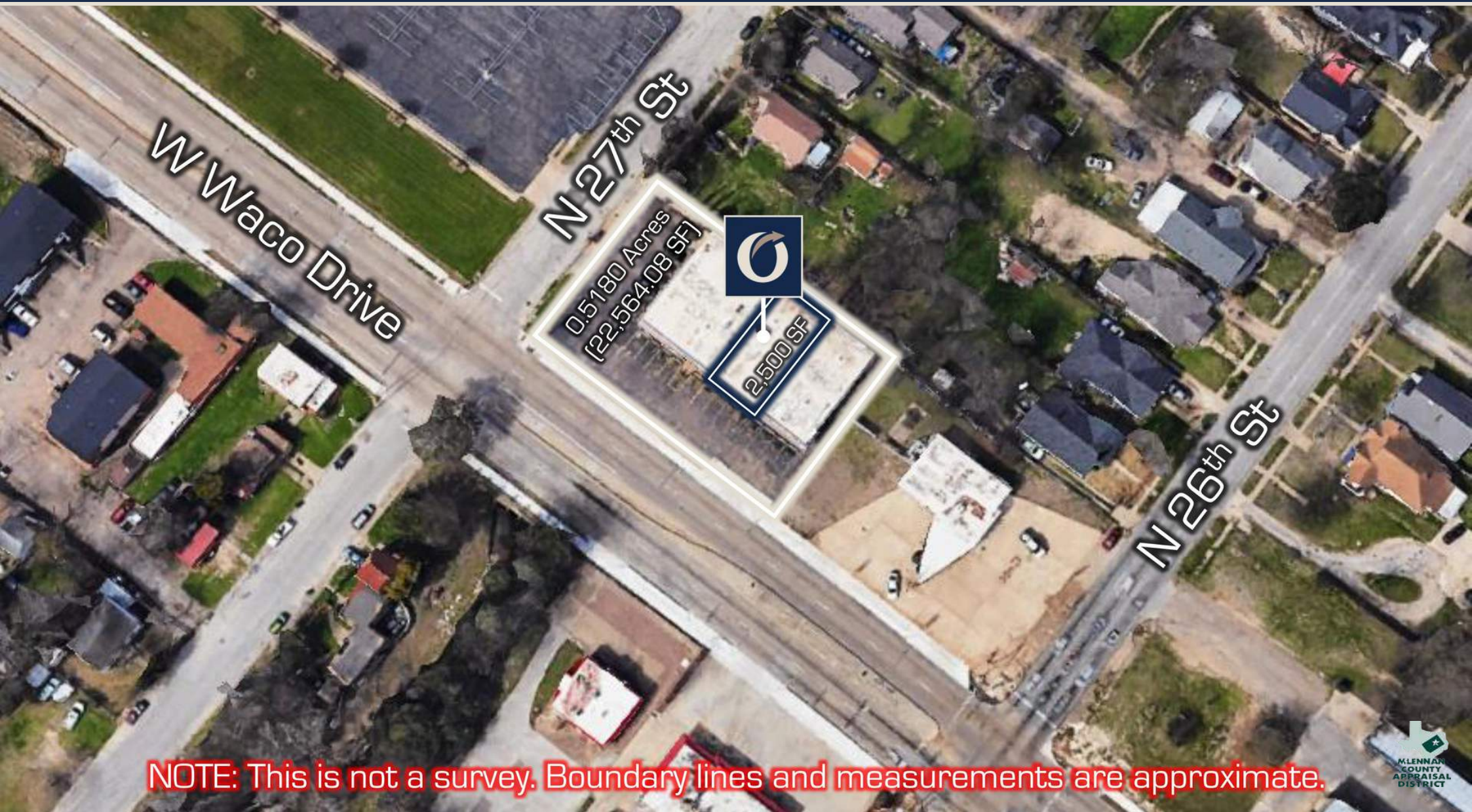
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PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.

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SURROUNDING RETAIL & TRAFFIC COUNTS



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PRESENTED BY:



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