

813 Lake Air

OFFICE SPACE FOR LEASE

Prepared by:

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813 Lake Air
Waco, TX 76710



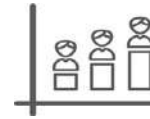
Reid Peevey
Commercial

THE SPACE

Location **813 Lake Air, Waco, TX, 76710**

HIGHLIGHTS

- Convenient location on Lake Air, between Valley Mills and Waco Dr.
- Flexible floor plan
- Prominent street presence with Pylon Sign
- High Traffic Area
- Good Access
- Two Restrooms



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,587	65,738	138,597



AVERAGE HOUSEHOLD INCOME

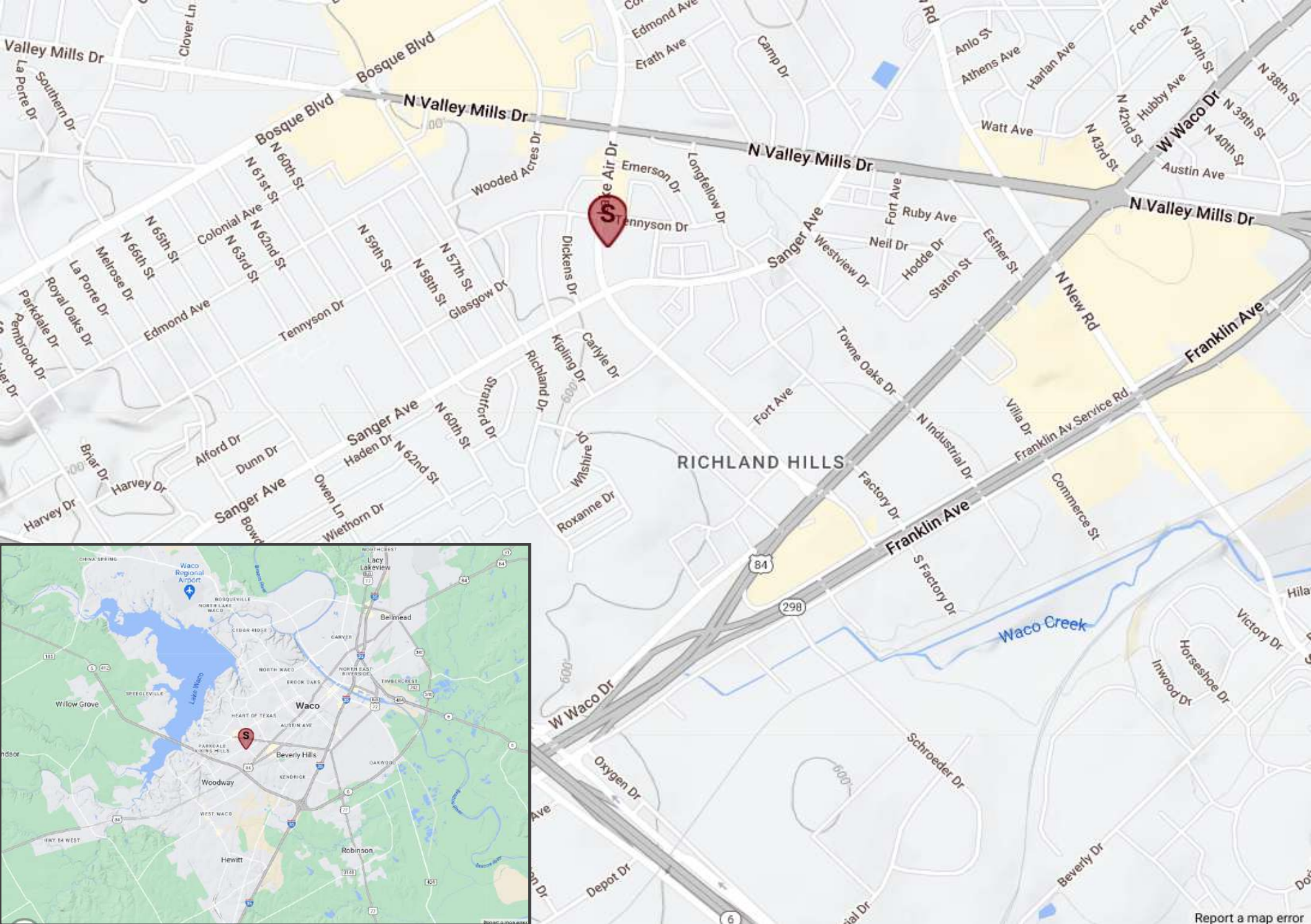
1.00 MILE	3.00 MILE	5.00 MILE
\$59,183	\$76,331	\$74,387



NUMBER OF HOUSEHOLDS

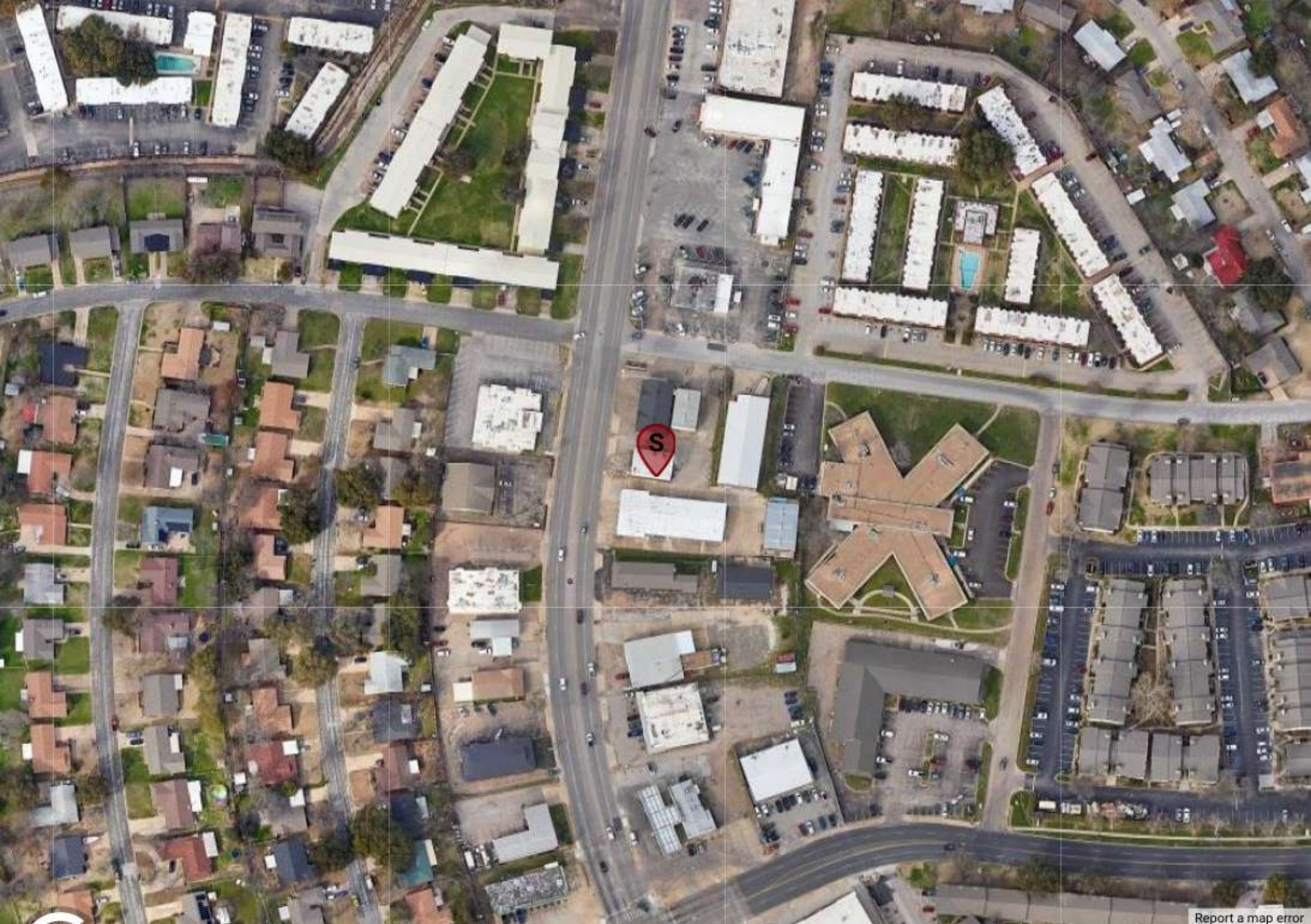
1.00 MILE	3.00 MILE	5.00 MILE
5,097	25,996	52,901

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
1	First Floor	1600	\$15	NNN
2	Second Floor - LEASED	1600	\$11	NNN



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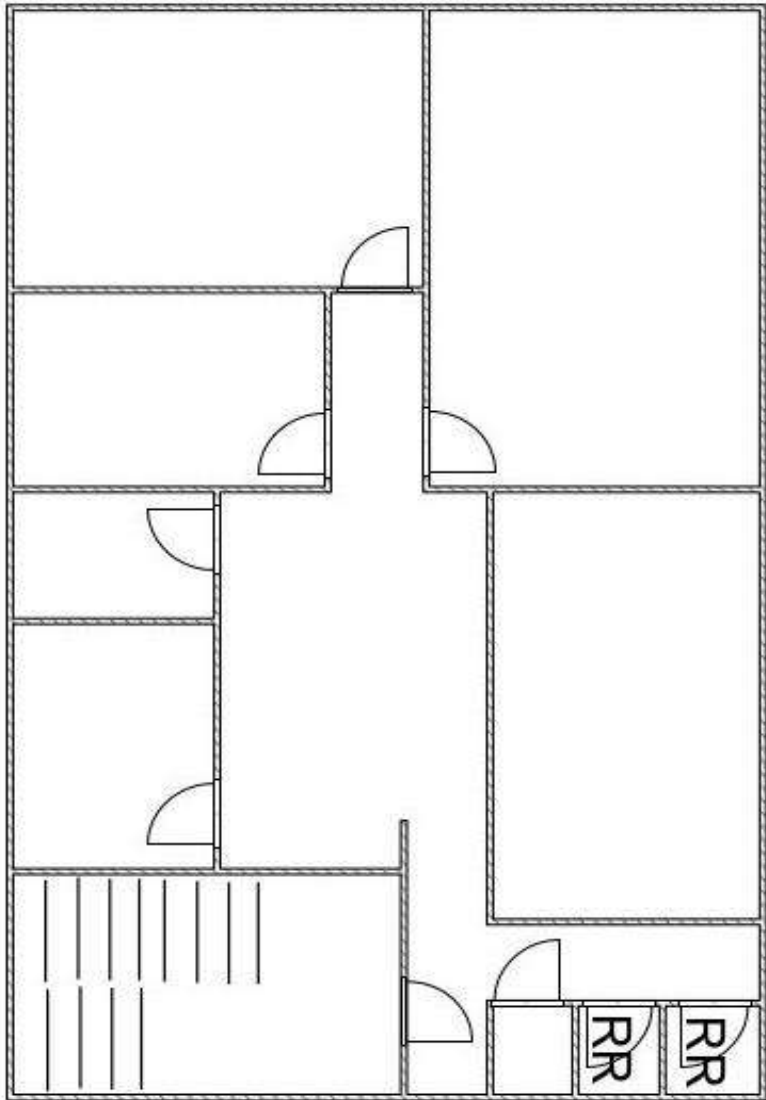
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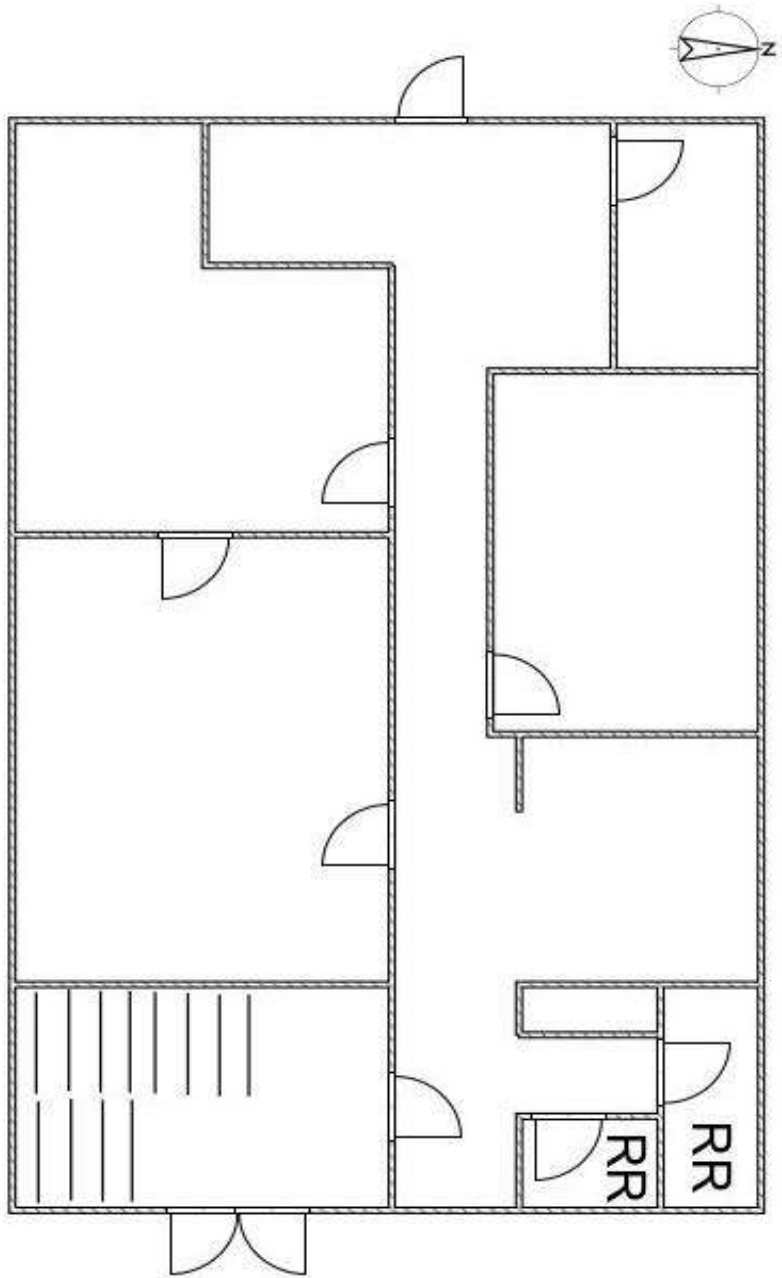
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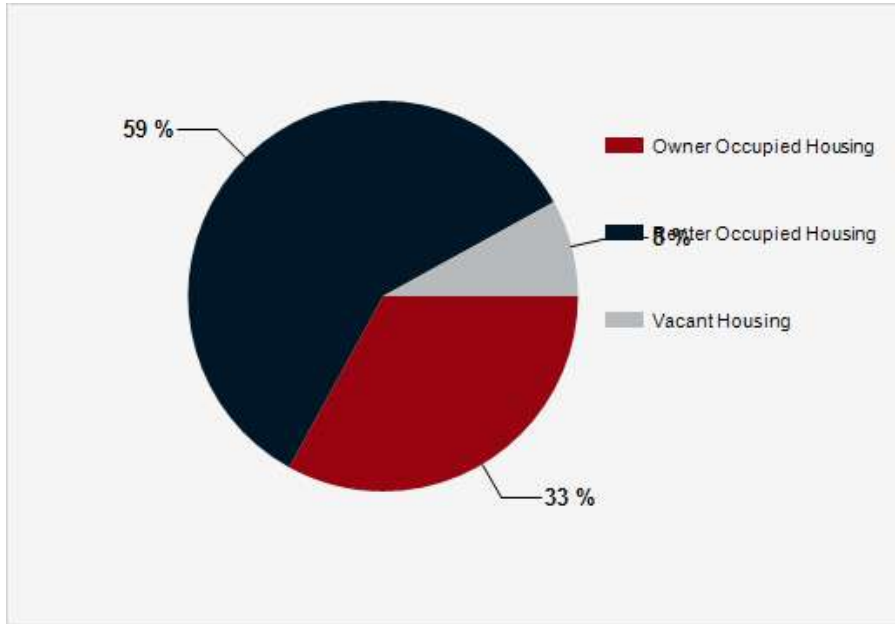
Second Floor



First Floor



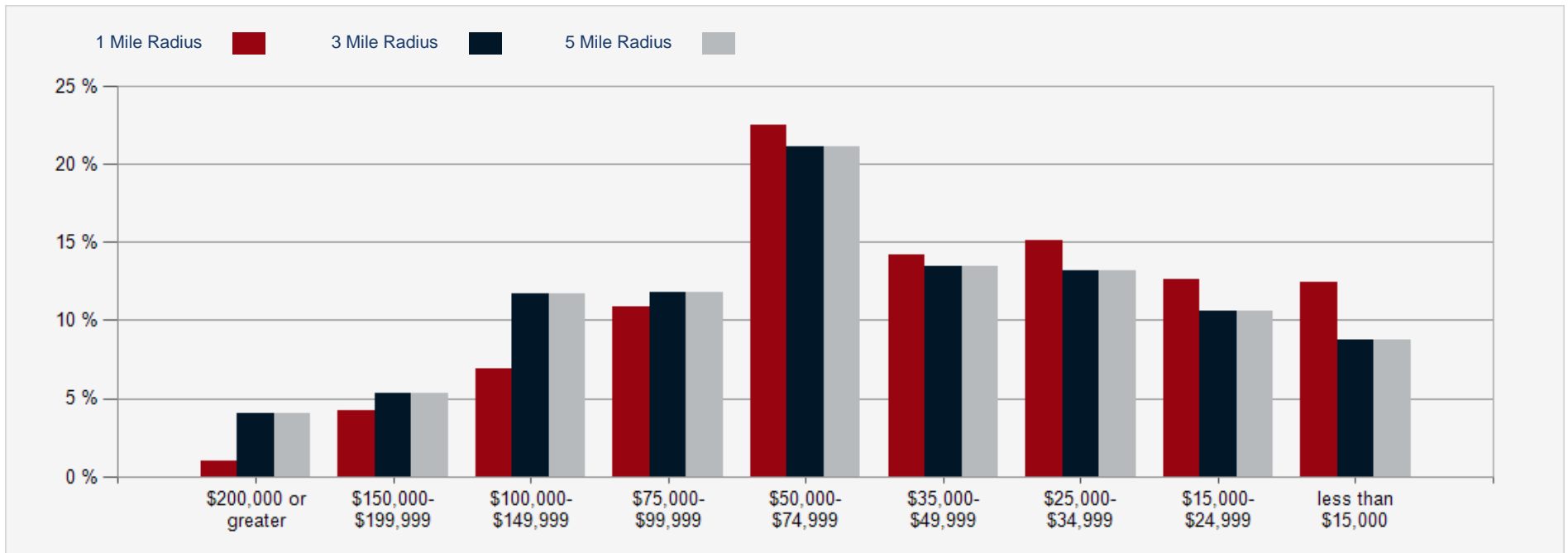
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



813 Lake Air

Exclusively Marketed by:

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