

Former Battery Joe

RETAIL/FLEX SPACE FOR LEASE



Prepared by:

Pat Farrar

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1716 S Valley Mills Dr
Waco, TX 76710



Reid Peevey
Commercial

THE SPACE

Location	1716 S Valley Mills Dr, Waco, TX, 76710
Square Feet	2250
Rent Per SF (Annual)	\$14.00
Lease Type	NNN
Floor	1

HIGHLIGHTS

- High Traffic
- Great Visibility
- Good access from N and S bound Valley Mills Dr
- Desirable retail and restaurant area
- Just off I-35, minutes from Baylor University
- Two drive-in overhead doors
- C-3 Zoning
- Ample Parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,117	74,539	129,362



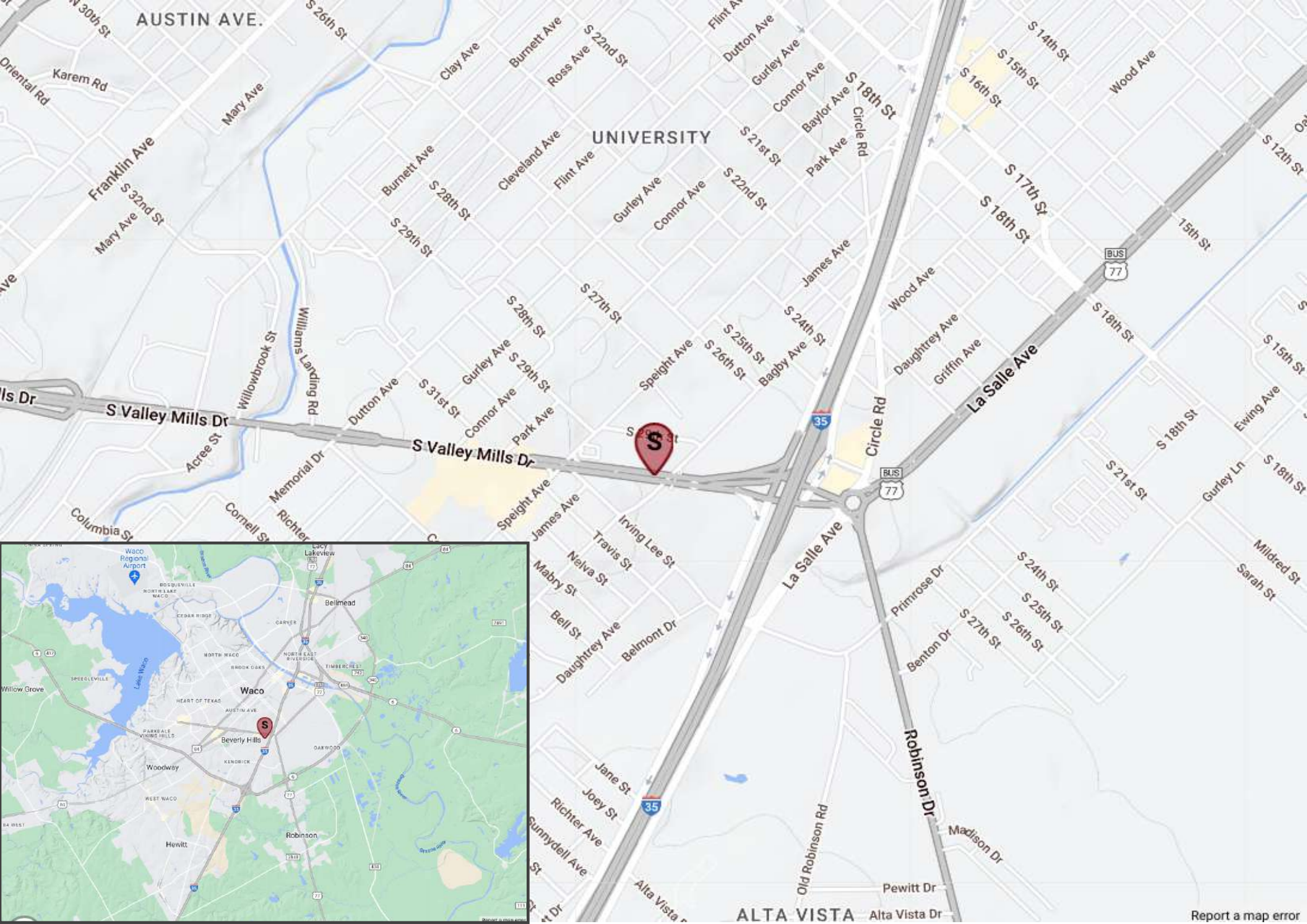
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$57,860	\$56,668	\$66,240



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,803	27,781	49,389

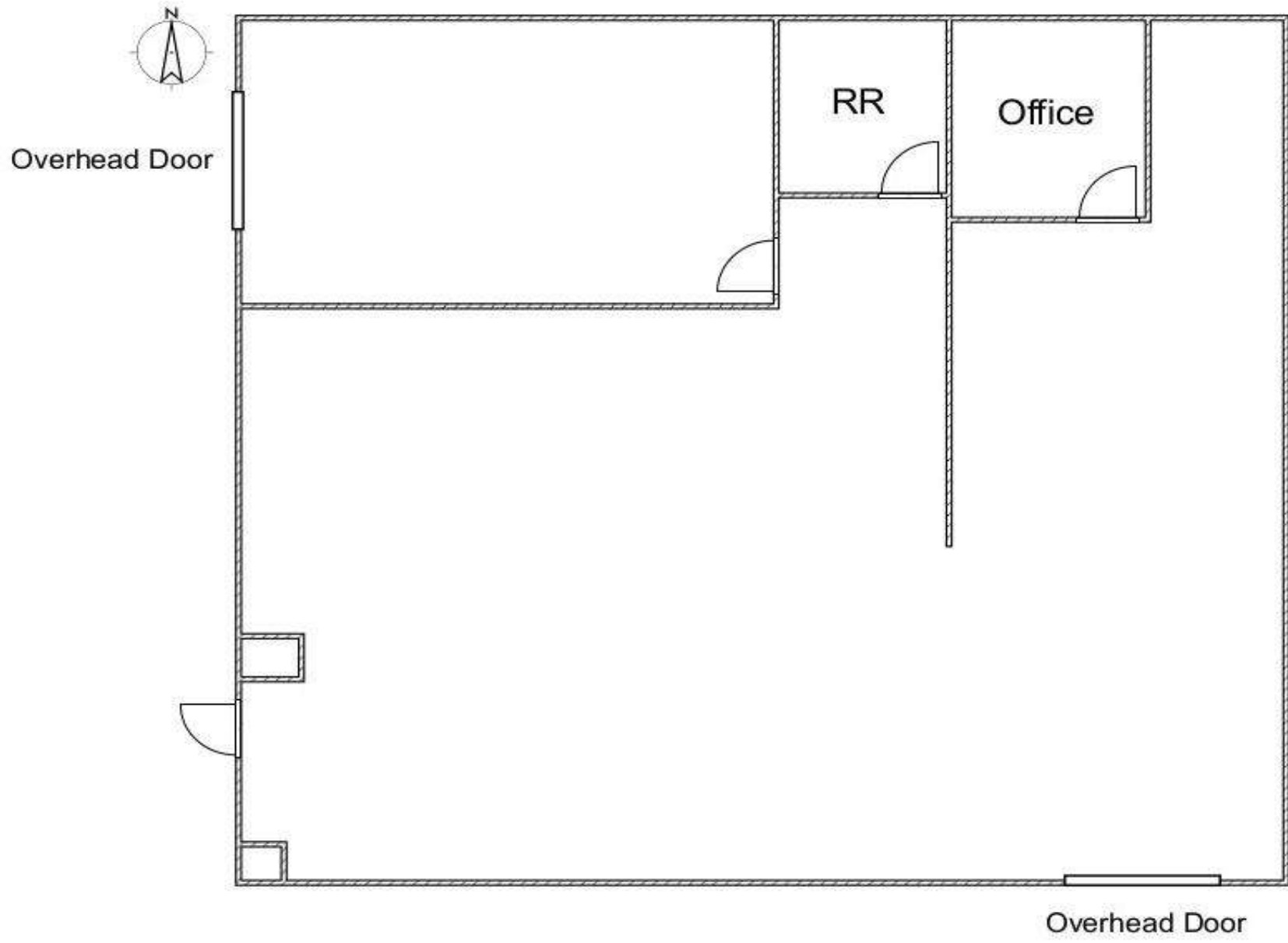


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,736	66,614	113,425
2010 Population	10,745	68,122	118,043
2023 Population	11,117	74,539	129,362
2028 Population	12,025	77,648	132,821
2023-2028: Population: Growth Rate	7.90 %	4.10 %	2.65 %
2023 HOUSEHOLD INCOME			
less than \$15,000	278	5,273	7,766
\$15,000-\$24,999	405	3,447	5,881
\$25,000-\$34,999	625	4,066	6,397
\$35,000-\$49,999	697	3,920	6,624
\$50,000-\$74,999	970	5,182	9,460
\$75,000-\$99,999	465	2,623	4,810
\$100,000-\$149,999	291	1,870	4,614
\$150,000-\$199,999	49	825	2,271
\$200,000 or greater	22	574	1,566
Median HH Income	\$47,031	\$38,297	\$44,518
Average HH Income	\$57,860	\$56,668	\$66,240

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,742	25,304	45,905
2010 Total Households	3,420	24,060	43,844
2023 Total Households	3,803	27,781	49,389
2028 Total Households	4,162	29,336	51,181
2023 Average Household Size	2.91	2.49	2.47
2000 Owner Occupied Housing	1,994	9,754	21,062
2000 Renter Occupied Housing	1,504	13,670	21,540
2023 Owner Occupied Housing	2,059	10,469	23,229
2023 Renter Occupied Housing	1,744	17,312	26,160
2023 Vacant Housing	367	3,602	5,499
2023 Total Housing	4,170	31,383	54,888
2028 Owner Occupied Housing	2,114	10,857	23,936
2028 Renter Occupied Housing	2,049	18,480	27,245
2028 Vacant Housing	363	3,667	5,551
2028 Total Housing	4,525	33,003	56,732
2023-2028: Households: Growth Rate	9.10 %	5.50 %	3.60 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	944	5,184	8,914
2023 Population Age 35-39	769	4,265	7,896
2023 Population Age 40-44	658	3,632	6,894
2023 Population Age 45-49	538	2,984	5,718
2023 Population Age 50-54	523	2,978	5,707
2023 Population Age 55-59	549	3,093	6,132
2023 Population Age 60-64	505	3,054	6,316
2023 Population Age 65-69	463	2,686	5,737
2023 Population Age 70-74	301	2,032	4,762
2023 Population Age 75-79	219	1,422	3,449
2023 Population Age 80-84	132	926	2,562
2023 Population Age 85+	128	893	2,823
2023 Population Age 18+	7,822	57,400	99,842
2023 Median Age	31	27	31

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,446	\$42,341	\$47,630
Average Household Income 25-34	\$63,629	\$58,126	\$63,584
Median Household Income 35-44	\$52,965	\$51,220	\$55,847
Average Household Income 35-44	\$63,399	\$70,022	\$79,900
Median Household Income 45-54	\$53,214	\$51,205	\$55,866
Average Household Income 45-54	\$63,541	\$70,191	\$79,819
Median Household Income 55-64	\$46,723	\$43,033	\$50,501
Average Household Income 55-64	\$56,667	\$64,122	\$74,296
Median Household Income 65-74	\$37,871	\$37,849	\$43,511
Average Household Income 65-74	\$50,838	\$56,355	\$66,922
Average Household Income 75+	\$45,751	\$48,698	\$60,291

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	882	4,740	8,183
2028 Population Age 35-39	920	4,782	8,384
2028 Population Age 40-44	758	4,090	7,658
2028 Population Age 45-49	658	3,561	6,774
2028 Population Age 50-54	551	2,987	5,663
2028 Population Age 55-59	535	2,934	5,572
2028 Population Age 60-64	527	2,972	5,801
2028 Population Age 65-69	487	2,754	5,822
2028 Population Age 70-74	408	2,335	5,246
2028 Population Age 75-79	255	1,682	4,083
2028 Population Age 80-84	176	1,162	2,948
2028 Population Age 85+	146	994	3,129
2028 Population Age 18+	8,475	59,820	102,582
2028 Median Age	32	27	32

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,112	\$49,008	\$52,888
Average Household Income 25-34	\$72,124	\$66,046	\$72,118
Median Household Income 35-44	\$56,265	\$55,143	\$60,470
Average Household Income 35-44	\$71,576	\$79,231	\$89,420
Median Household Income 45-54	\$57,178	\$55,915	\$61,634
Average Household Income 45-54	\$73,007	\$80,369	\$90,600
Median Household Income 55-64	\$52,046	\$50,270	\$55,418
Average Household Income 55-64	\$65,933	\$73,992	\$84,156
Median Household Income 65-74	\$42,195	\$42,791	\$50,334
Average Household Income 65-74	\$60,112	\$65,758	\$76,883
Average Household Income 75+	\$54,673	\$57,350	\$70,742

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Exclusively Marketed by:

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