



2015 West State Hwy 71, La Grange, TX 78945



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,100 SF
<b>LEASE RATE:</b>	\$3,500 per month (Gross)
<b>LOT SIZE:</b>	0.0 Acres
<b>BUILDING SIZE:</b>	2,100

## PROPERTY OVERVIEW

FOR LEASE - 2100 sqft +/- Office Space in La Grange. Hwy 71 Frontage, Next to Popular Retailer and Restaurants. Easy Access and Visibility. EXISTING and MOVE-IN READY: 4 Offices, 1 Conference/5th Office, Kitchenette, Reception Area, Plenty of Parking Space. Anchored to HT Fitness LLC. \$3500 GROSS, ALL UTILITIES PAID

## PROPERTY HIGHLIGHTS

- Hwy 71 Frontage
- High Visibility
- Located Next to Popular Retailers and Restaurants
- 2100 +/- sqft Office Space
- Move-in Ready
- 4 Offices
- 1 Conference Room/5th Office
- Reception Area
- Kitchenette
- Restrooms

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12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

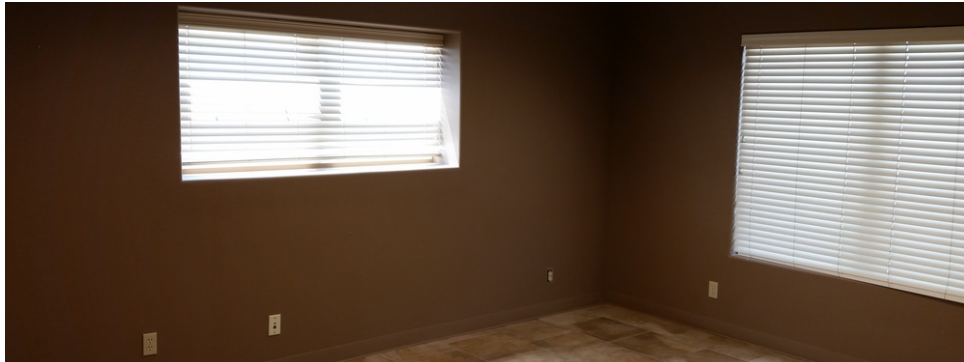
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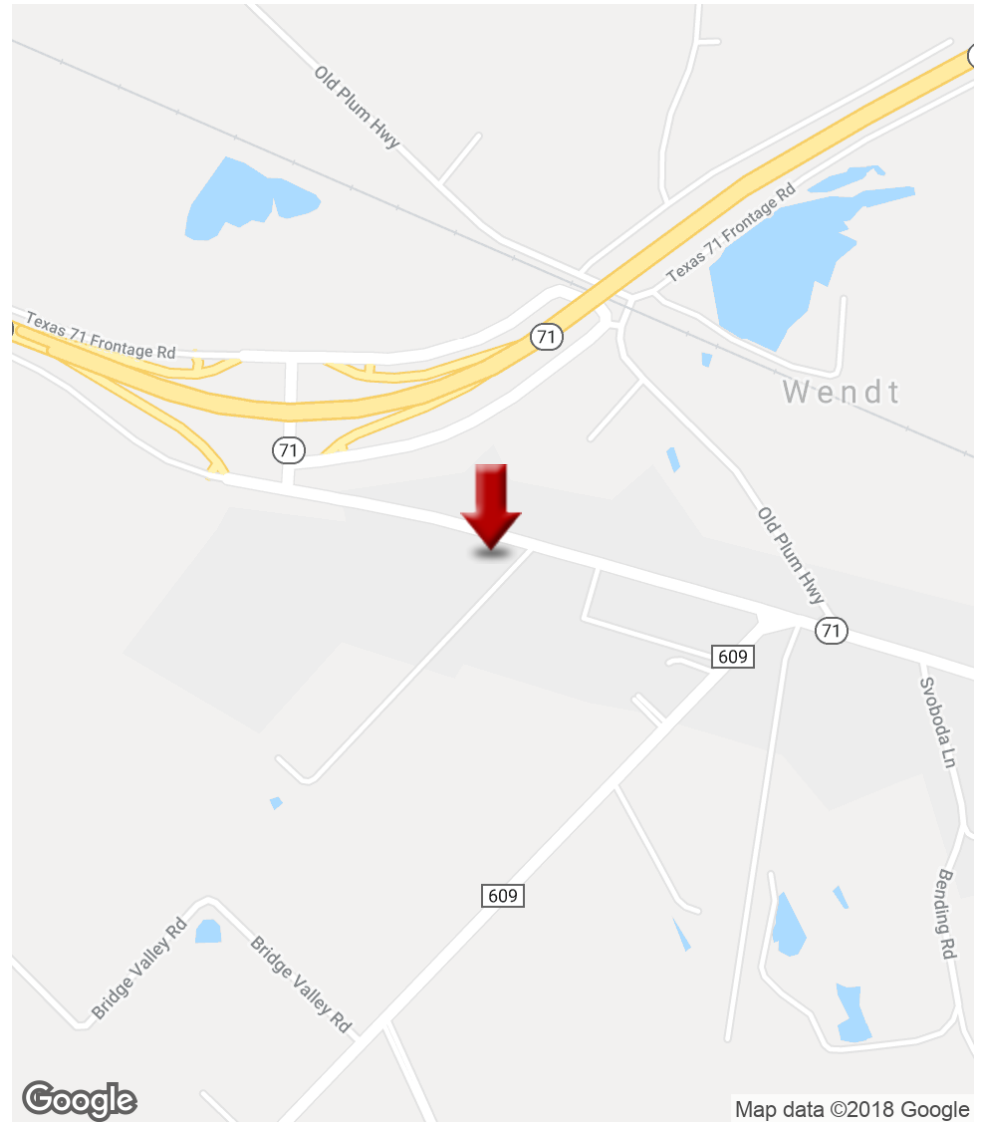
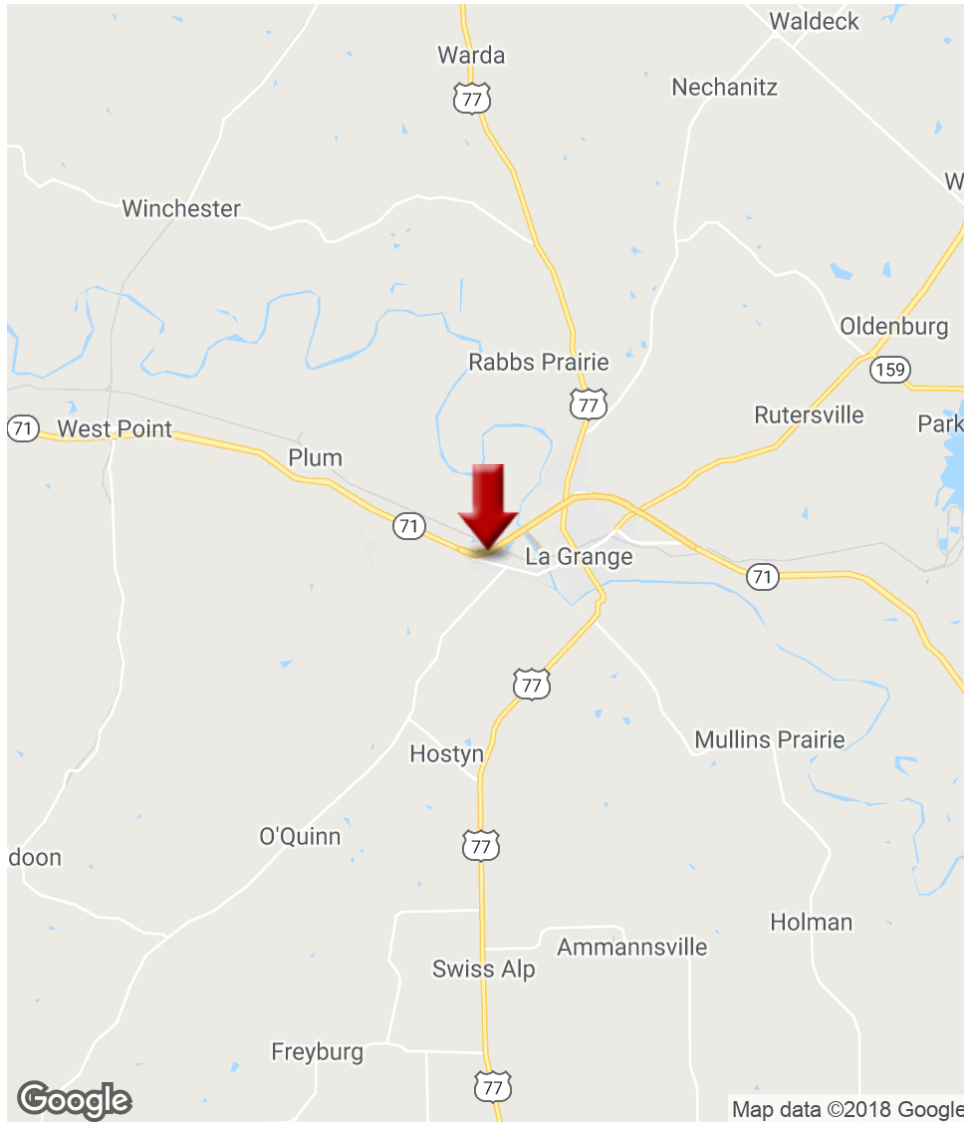
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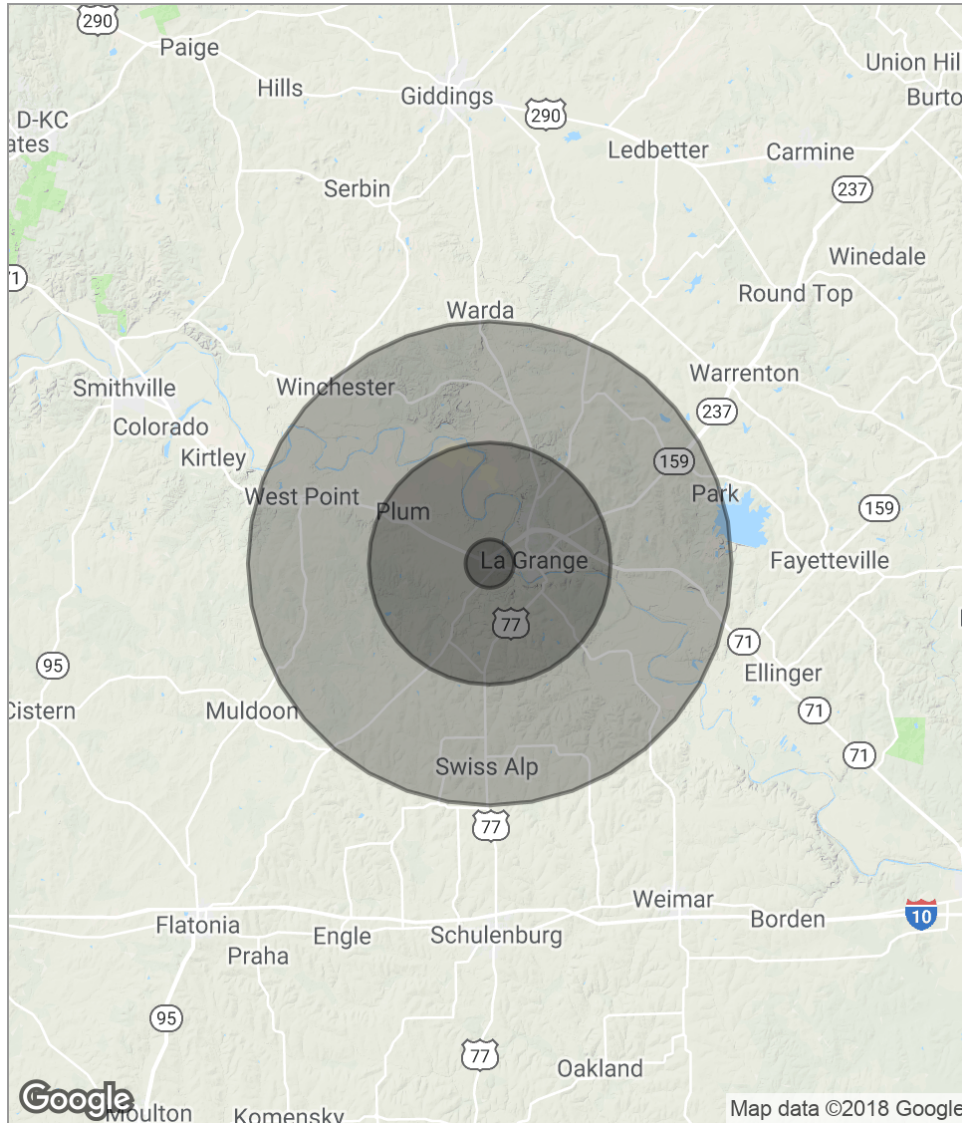
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	996	8,013	13,109
Median Age	40.9	41.5	43.5
Median Age (Male)	38.9	39.8	42.0
Median Age (Female)	44.7	44.8	45.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	445	3,591	5,824
# Of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$57,737	\$59,664	\$63,603
Average House Value			\$196,005

*\* Demographic data derived from 2010 US Census*

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