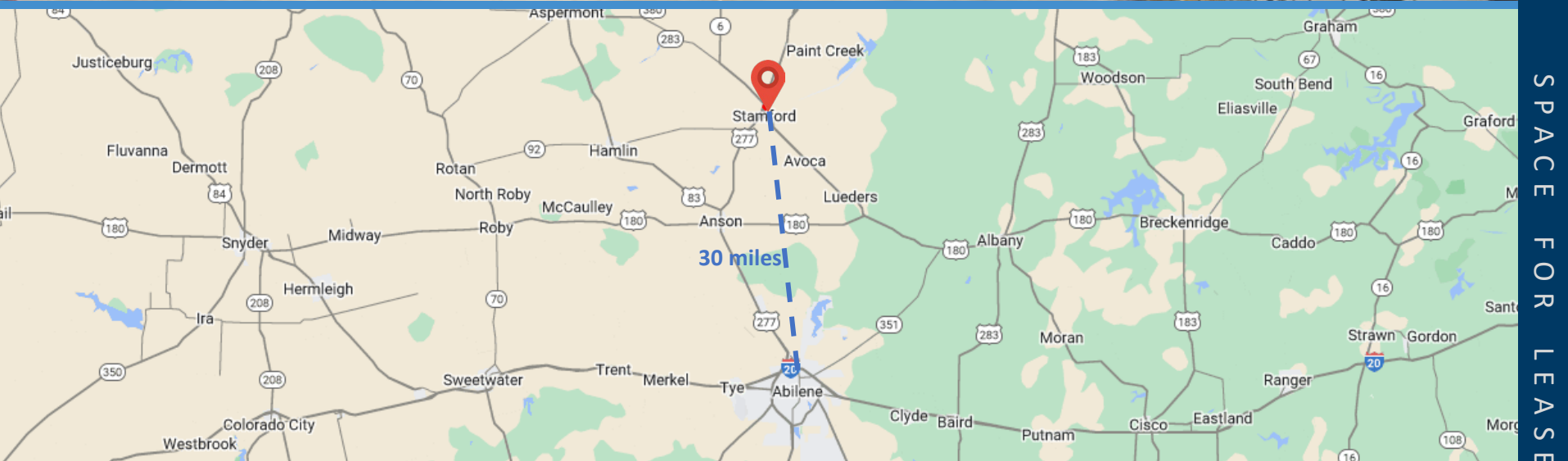


AVAILABLE

+/-22,305 SF
Space for Lease

1600 N SWENSON STREET
STAMFORD, TEXAS

FOR LEASE



SPACE FOR LEASE



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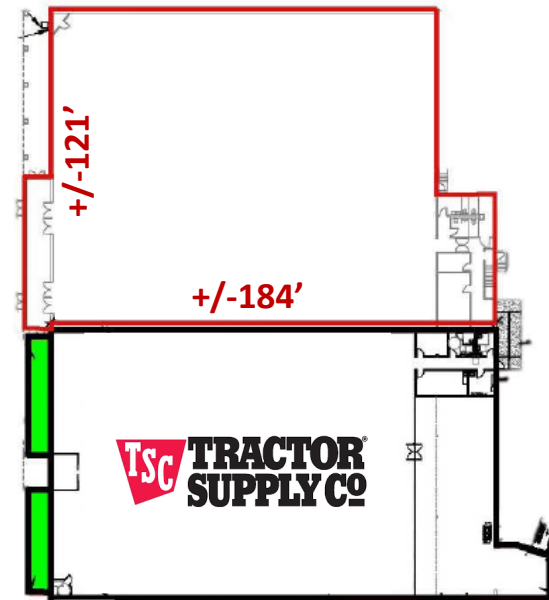
SUMMARY

PROPERTY DESCRIPTION

Excellent leasing opportunity in Stamford, TX. The +/-22,305 SF building is an open space in a dual unit shared with Tractor Supply Co and is located along N Swenson Street which shares visibility on US 277. This would be an ideal location for any user needing a large open space. There are +/-146 shared parking spaces available. The property is seconds from US 277. The immediate area boasts a thriving economy that includes agriculture, natural resources, and a variety of professional services and businesses. Stamford is also home to the Texas Cowboy Reunion, a rodeo hosted every year around the Fourth of July, with over 20,000 attendees.

PROPERTY HIGHLIGHTS

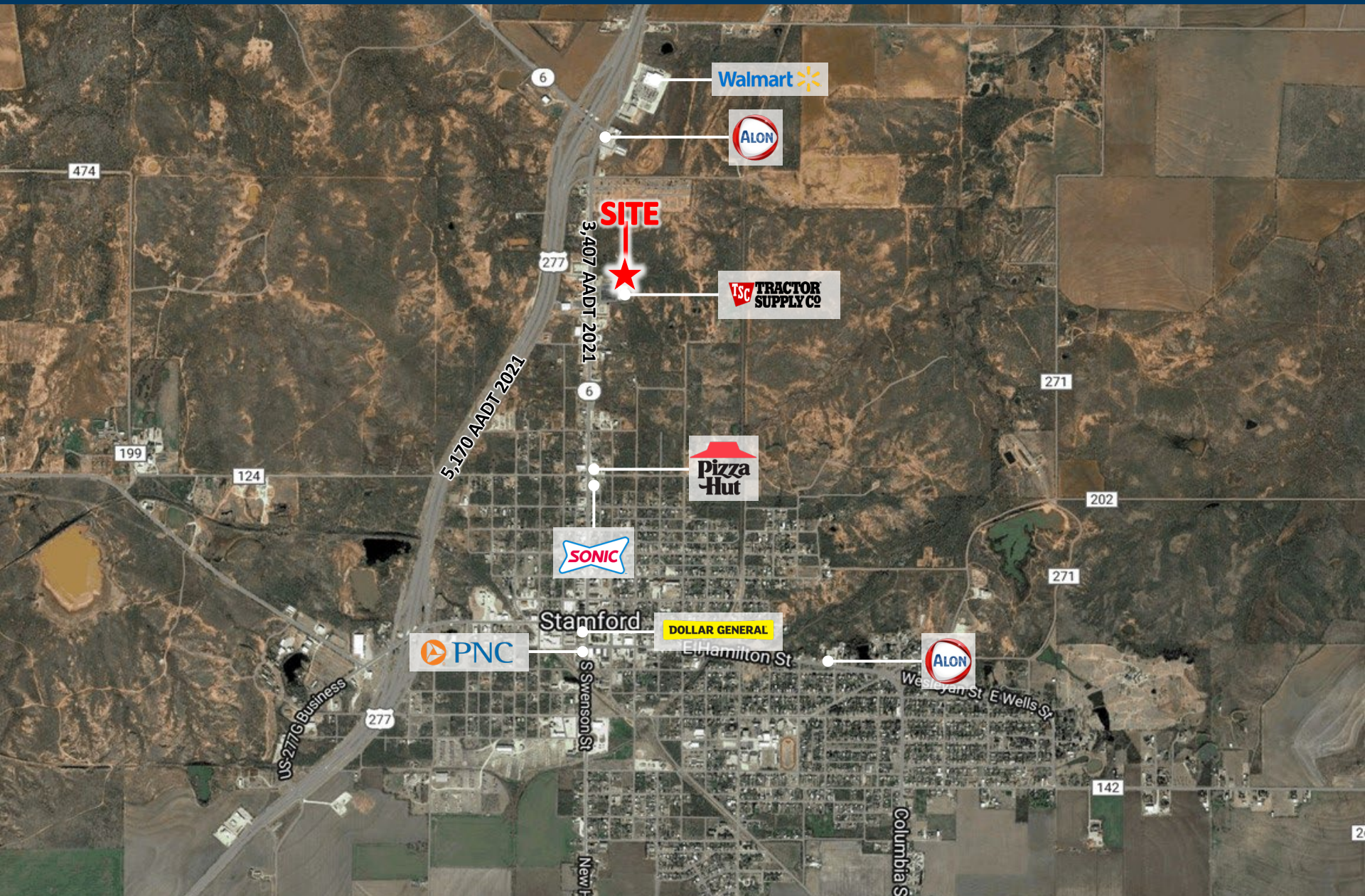
- Excellent +/-22,305 SF building available
- Ideal for any user in need of a large space
- Close proximity to retailers, restaurants, and hotels
- Near local attractions such as Carnegie Library, a 9-hole golf course, and large fishing and boating lake



OFFERING SUMMARY

SF	22,305 SF		
Zoning	Commercial		
ESTIMATED DEMOGRAPHICS	3-mile	5-mile	10-mile
Estimated Population (2021)	2,948	3,288	3,551
Average Household Income	\$52,794	\$52,886	\$52,984
Median Age	39	40	40

MARKET AERIAL



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