



FOR LEASE

2912 Franklin Avenue Waco, TX 76710

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3600 SF storefront retail/office space. Space is currently leased with about 2 years of term left. Currently operating as a gym. Pictures show equipment and edited to show empty space. No equipment or personally property is included. Lease extensions are an option.

PROPERTY HIGHLIGHTS

- High traffic Franklin Ave Frontage
- Prime retail/office space
- Good visibility & access
- 20,790 VPD (2024)

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Available SF:	3,600 SF
Building Size:	3,600 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	141	692	3,878
Total Population	304	1,652	10,756
Average HH Income	\$92,139	\$81,113	\$69,183

JOSH BARRETT

Associate

254.722.9587

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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.

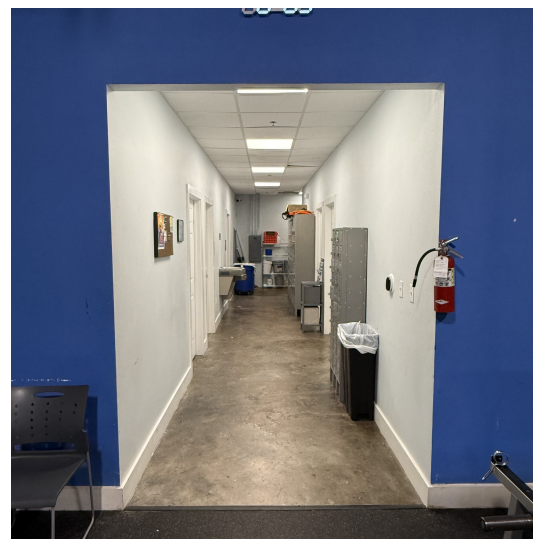




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ADDITIONAL PHOTOS



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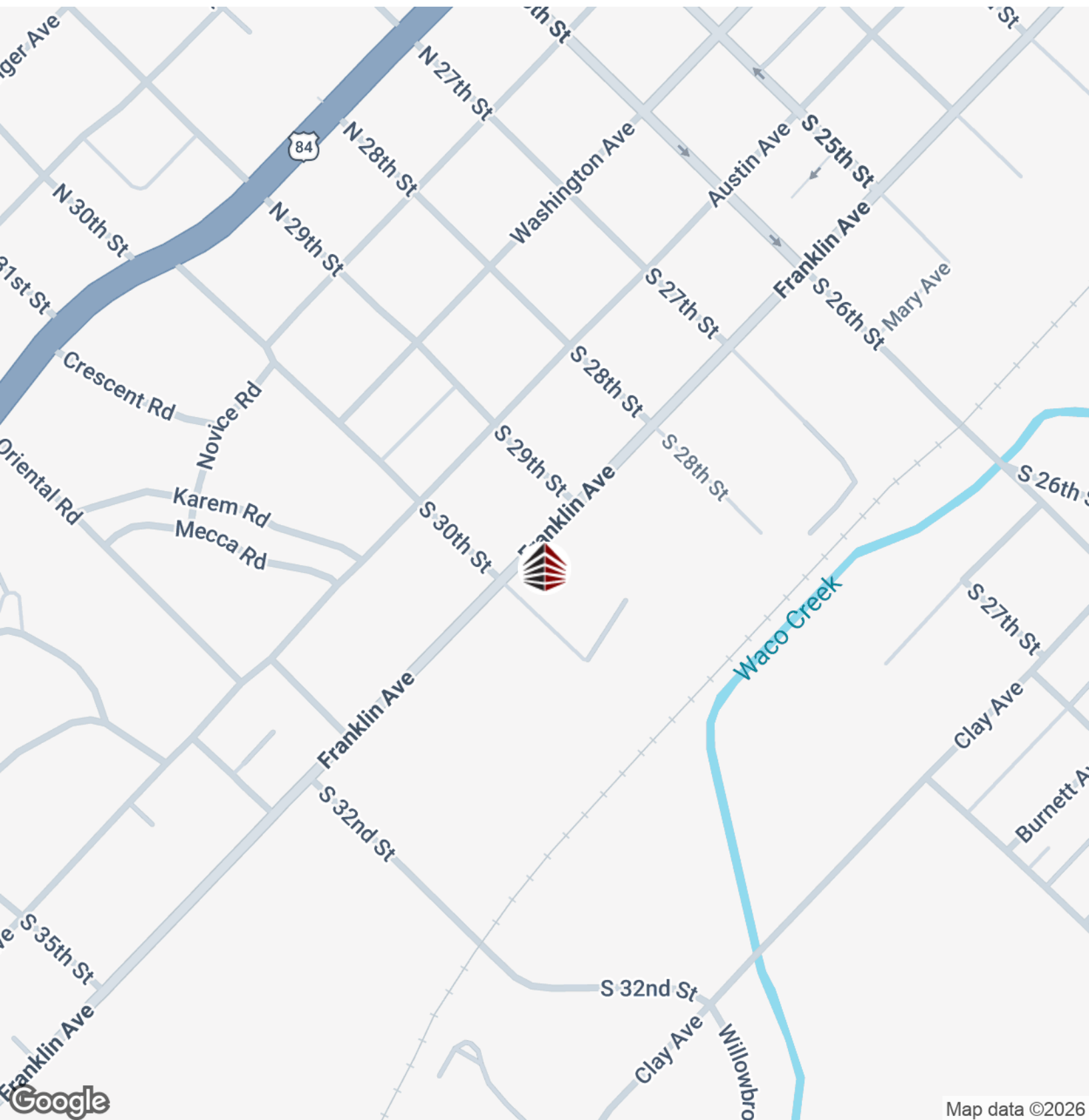
RP
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Commercial



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LOCATION MAP



Map data ©2026

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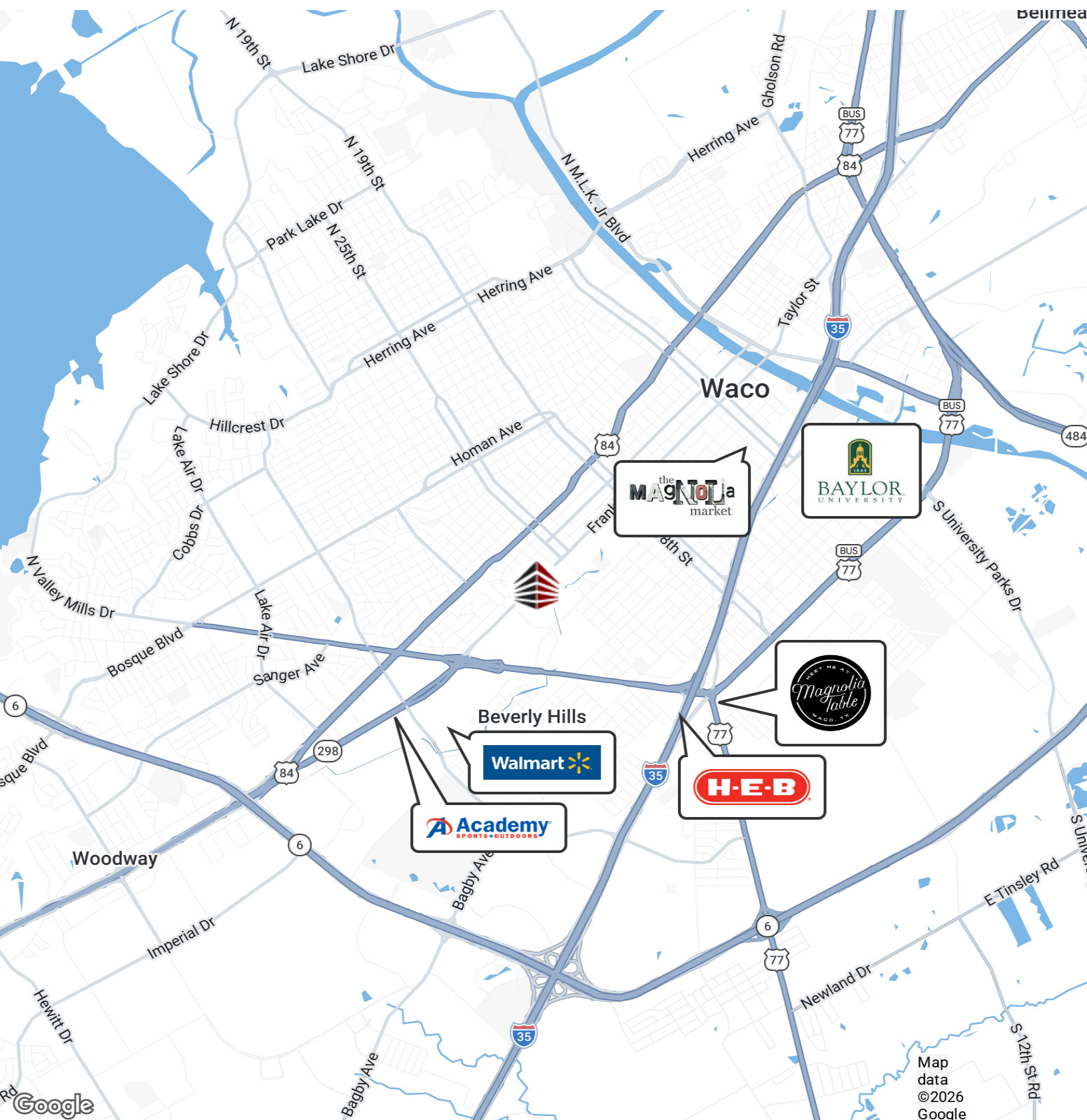
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RETAILER MAP



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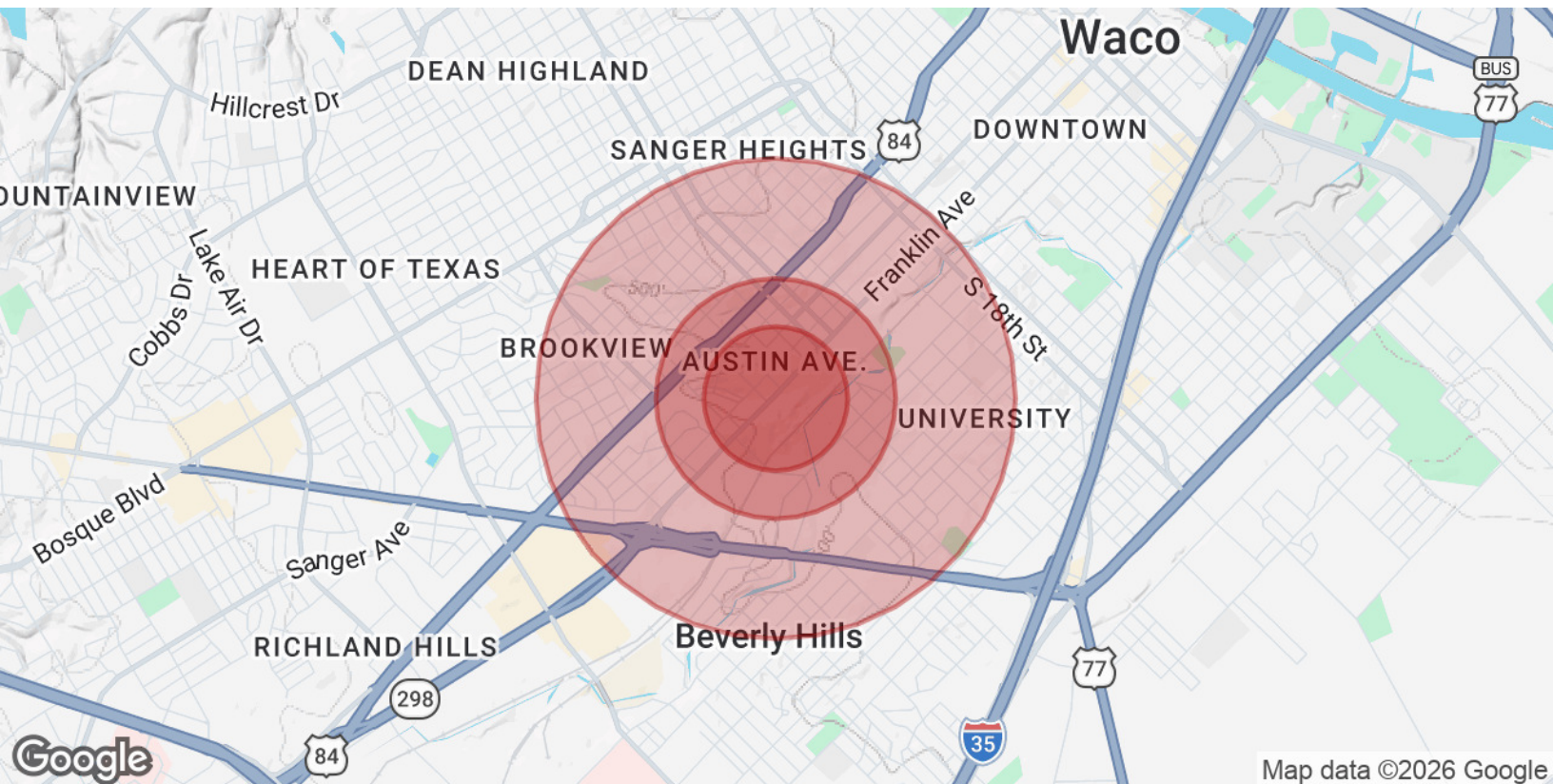
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	304	1,652	10,756
Average Age	40	38	36
Average Age (Male)	40	38	36
Average Age (Female)	40	39	37

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	141	692	3,878
# of Persons per HH	2.2	2.4	2.8
Average HH Income	\$92,139	\$81,113	\$69,183
Average House Value	\$329,002	\$256,689	\$179,999

2020 American Community Survey (ACS)

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