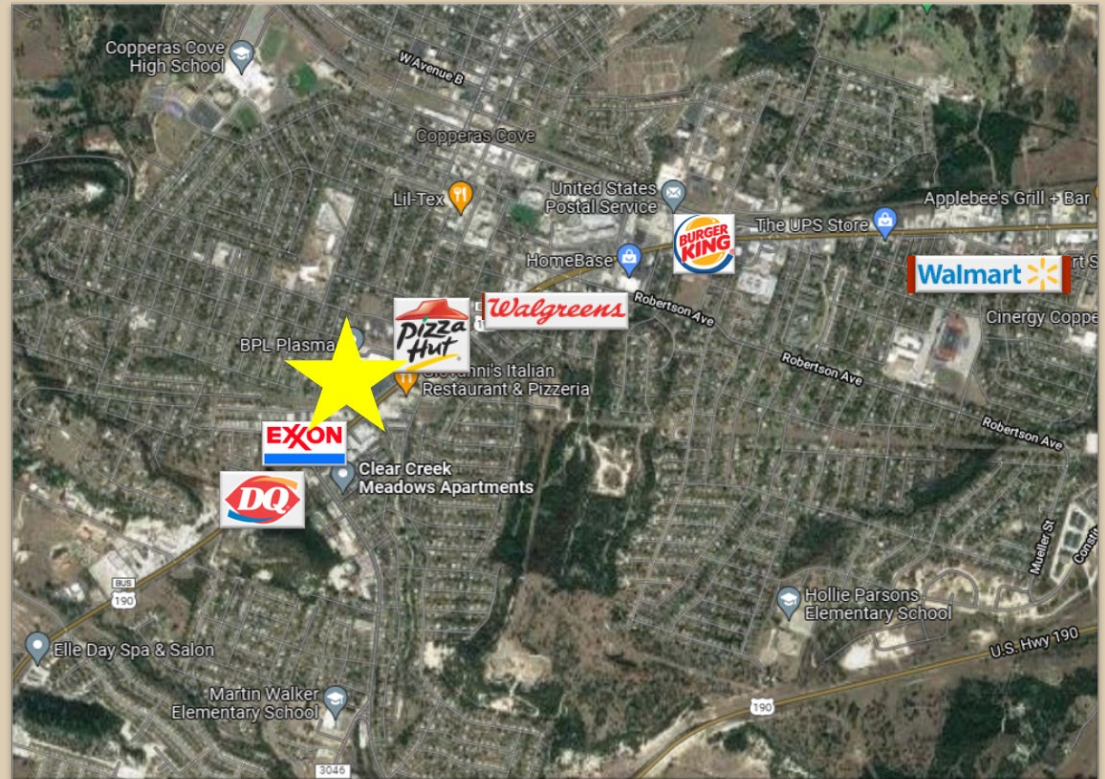


TOWN SQUARE PLAZA

206-674 Town Square, Copperas Cove, Texas 76522



- Located in the heart of Copperas Cove.
- Excellent visibility and access.
- Very strong retail trade area with ample parking.
- Tenant mix includes medical, retail and office.



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TOWN SQUARE PLAZA

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CBG
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Demographic Highlights

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------------------------------|----------|----------|
| Population | 11,000 | 37,000 | 50,000 |
| Average Household Income | \$67,000 | \$80,000 | \$80,000 |
| Daytime Employees | 4,000 | 7,000 | 8,000 |
| Property Size: | +- 145,847 sf | | |
| Lat/Long | 31.11560 / -97.90873 | | |
| Traffic Counts (VPD) | 18,000 – Town Square (Hwy 190) | | |



CBG
REAL ESTATE
GROW WITH US

TOWN SQUARE PLAZA

206-674 Town Square, Copperas Cove, Texas 76522



| SUITE # | SIZE |
|-----------|----------|
| 206 & 214 | 4,000 sf |
| 218 | 1,000 sf |
| 222 | 1,025 sf |
| 390 | 3,075 sf |
| 394 | 2,000 sf |
| 406 | 1,109 sf |
| 408 | 1,400 sf |
| 414 & 420 | 3,570 sf |
| 424 | 1,120 |
| 428 | 2,240 sf |
| 436 | 1,050 sf |
| 542 | 7,335 sf |
| 620 | 1,105 sf |
| 638 | 885 sf |
| 656 | 1,252 sf |



Call for Lease Rates



NNNs: \$2.21 psf