

## 1,797 SF Available

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# For Lease

## Village at Kyle

5896 Kyle Pkwy. Kyle, Texas



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### Property Overview & Demographics

- Located along Kyle Pkwy across the street from Ascension Seton Hospital
- Walmart Shadow-Anchored Retail Center



Location	5896 Kyle Parkway Kyle, TX	
Size	1,797 SF	
Traffic Counts	<u>IH-35:</u> 121,387 CPD <u>Kyle Pwky:</u> 17,798 CPD	
Lease Rates	Call Broker for Rates	
NNN:	\$14.86 PSF	

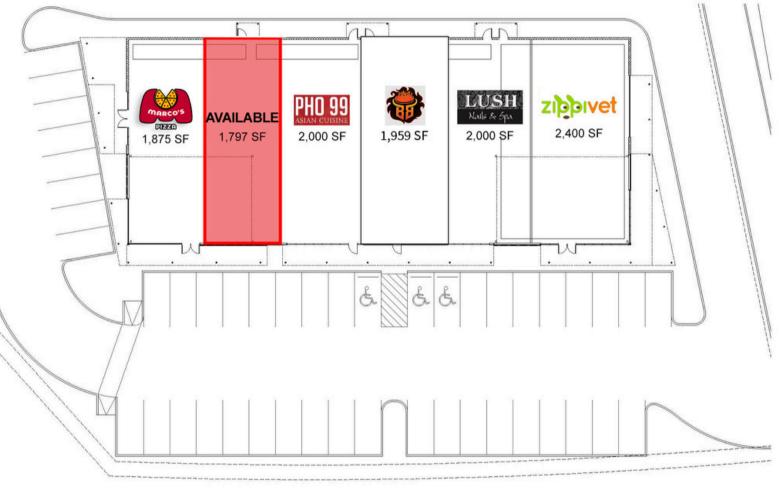
2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	6,325	55,533	102,080
Estimated Households	2,707	19,304	34,320
Average HH Income	\$99,949	\$115,587	\$114,780
Daytime Population	9,368	42,736	73,506

#### Trade Area



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#### Site Plan



Kyle Parkway

#### **Contact Broker for Information**

#### **Andrew Cornwell**

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