


1,797 SF Available

 **JLL** SEE A BRIGHTER WAY

For Lease

Village at Kyle

5896 Kyle Pkwy.
Kyle, Texas

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 Pkwy</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 |



Site Plan



Kyle Parkway

Contact Broker for Information

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