

# YOUNGSTOWN SHOPPING CENTER

TEMPLE, TX | I-35 FRONTAGE ROAD AND GENERAL BRUCE DRIVE | 2925 S. GENERAL BRUCE DRIVE



AVAILABILITY: 7,878 SF

NNN: \$1.53 PSF

TAXES: \$1.16 PSF

INSURANCE: \$0.28 PSF

CAM: \$0.09 PSF

LEASE RATES:

CALL FOR RATES

AREA RETAILERS:

**NATURAL  
GROCERS**

*Michaels*  
Where Creativity Happens™

**TARGET**

**THE HOME DEPOT**

**BEST  
BUY**

**SPEC'S**  
WINES • SPIRITS • FINER FOODS

**PETSMART**

Retail center located on I-35 Frontage Road with end cap space available and great pylon signage. Adjacent tenants include Cavender's and Aaron's Rents.

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	9,155	52,958	77,082
2019 Total Households	3,815	21,755	30,482
2019 Daytime Population	13,188	74,093	98,780
2019 Average HH Income	\$56,602	\$61,207	\$67,026

## TRAFFIC COUNTS:

I-35: 82,799 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**KENDALL IBSEN**

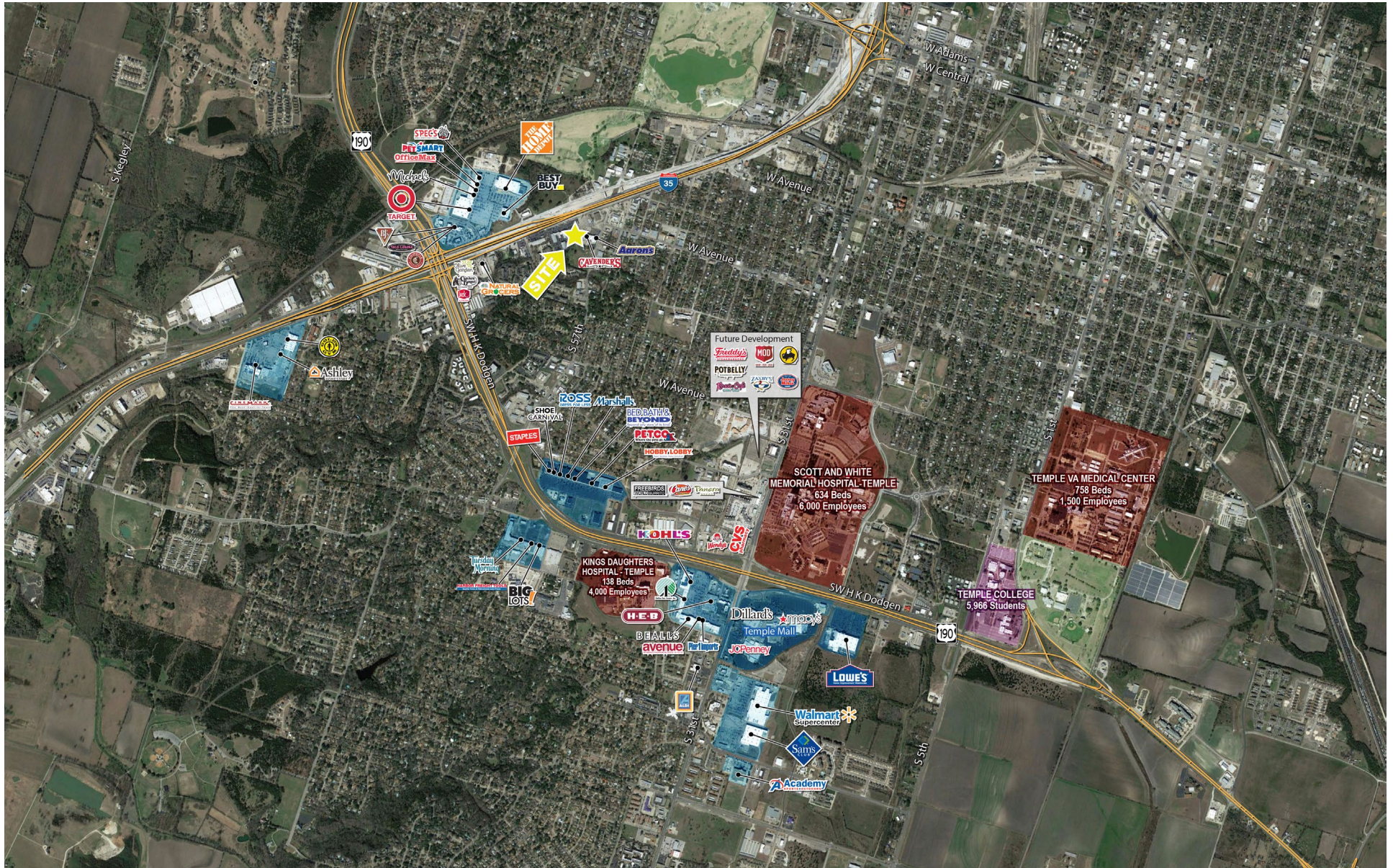
214.572.8465  
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**STEVE GREENBERG**

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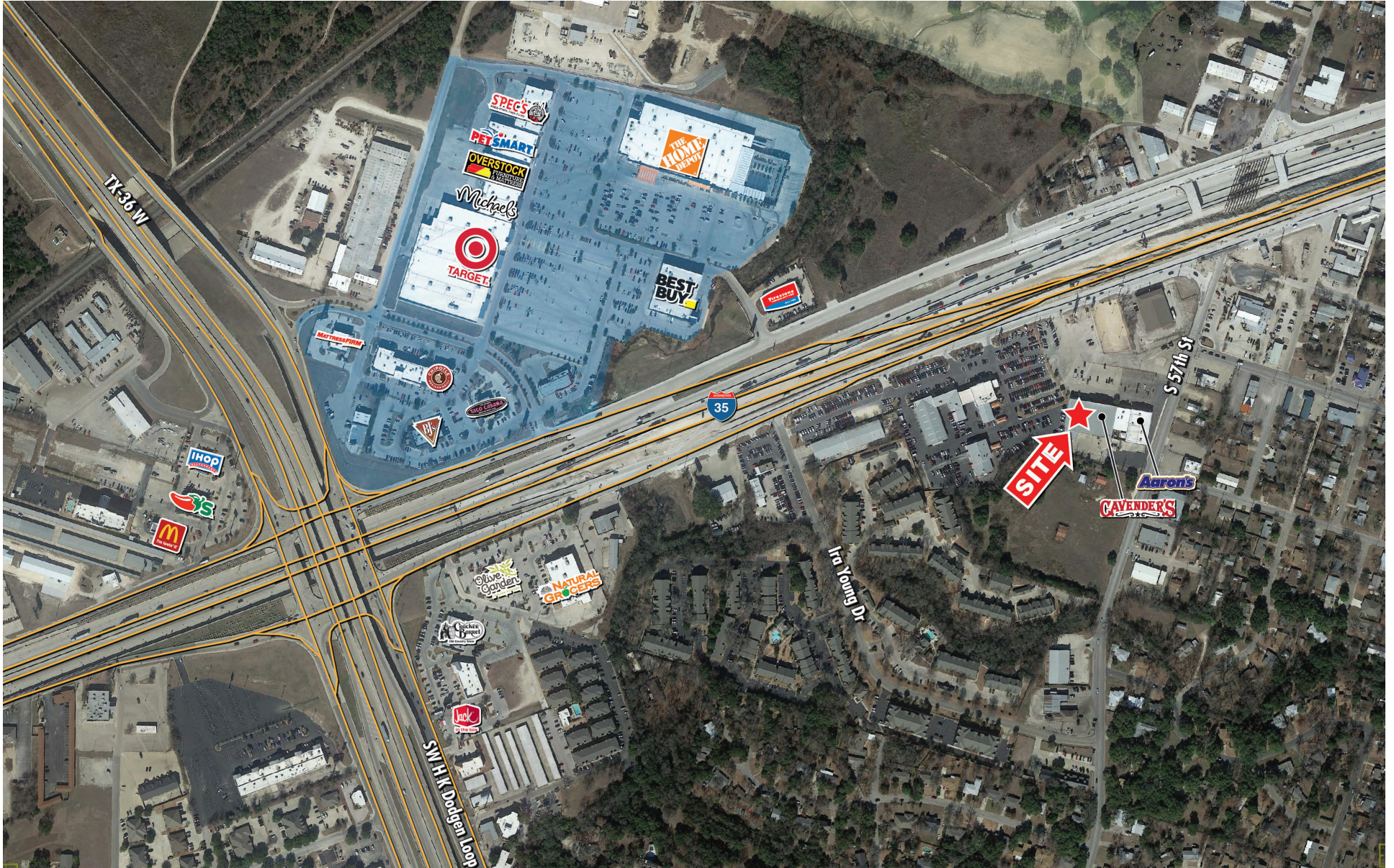
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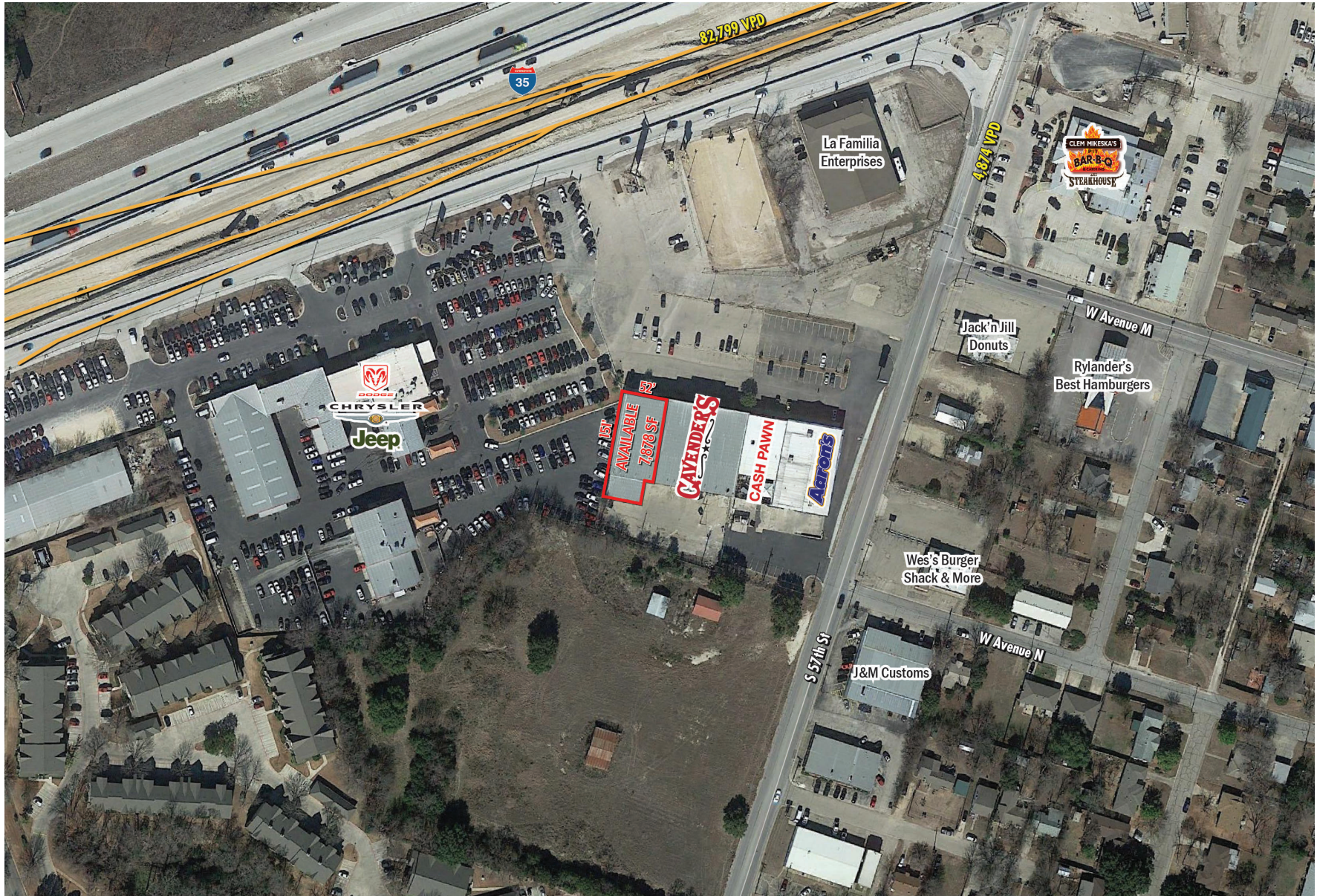
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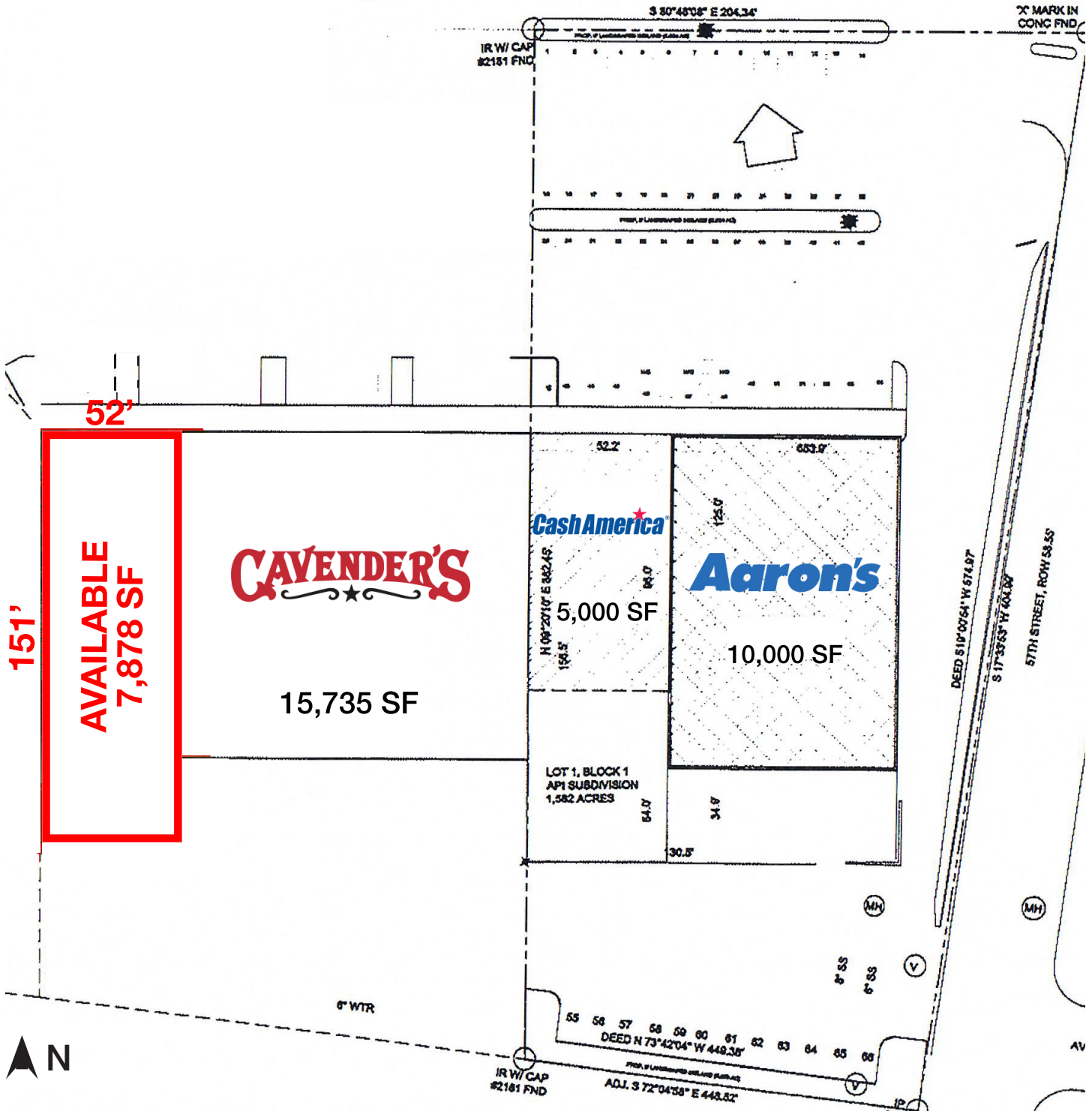
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