

# **FOR LEASE**

## **Pecan Plaza Retail Center 1912 West Pecan Street Pflugerville, Texas**



**LOCATION:** 1912 West Pecan Street, Pflugerville, Texas

**SIZE:** Approximately 23,000 SF. Retail Center

**TRAFFIC COUNTS & POPULATION:** Over 35,000 vehicles per day & 65,700 within 3 miles

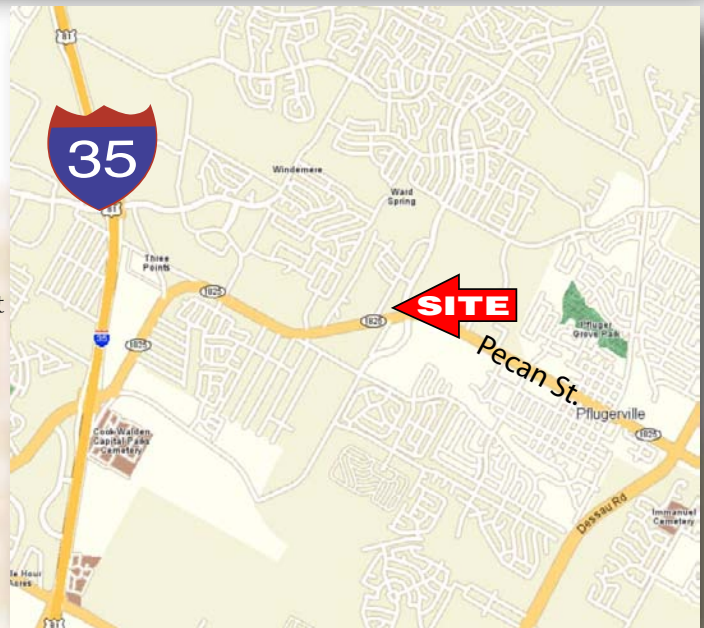
**CURRENT TENANTS:** Little Caesars Pizza, Cleaners, Coffee Shop (Java Dudes). Need credit retailers & restaurant users.

**COMMENTS:** New retail center in a fast growing area of Pflugerville with excess of 35,000 vehicles per day and the average household income within 3 - miles (\$80,000).

**LEASE TERMS:** 3 -5 years preferred

**RENT:** \$20.00 - \$22.00 /sf + nnn (±\$6.00)

**TENANT IMPROVEMENT ALLOWANCE:** \$15.00 to \$17.00 psf. Depending on the lease term & tenant creditworthiness.



**McALLISTER  
& ASSOCIATES**  
REAL ESTATE SERVICES

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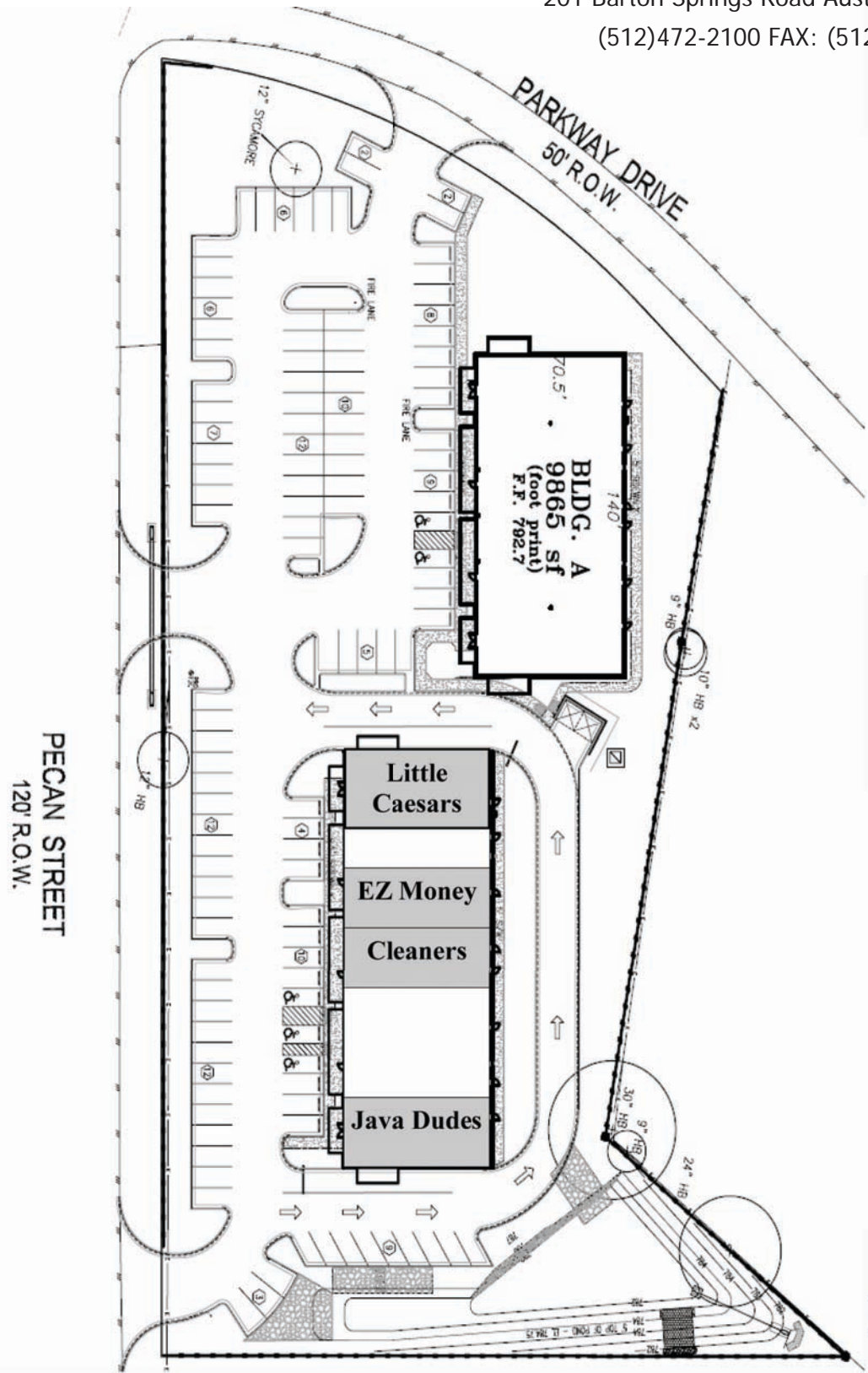
# Site Plan

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\*Not to Scale