

# Property Information

For Lease // 2203 South Bridge Street  
Brady, TX



## Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	7,013 SF
Available SF:	5,013 SF
Zoning:	C
Traffic Count:	±13,300

## Property Overview

This Walmart outparcel boasts 5,013 SF of available end cap space. The inside of the building can be divided to meet tenants' needs. With strong residential density around the area, this property sees ±13,000 vehicles per day along the main thoroughfare in town (Hwy 87). National retailers within the immediate vicinity include: McDonald's, Burger King, Subway, and Aaron's.

## Property Highlights

- Shadow anchored by Walmart
- Excellent co-tenancy
- Great visibility and access
- Flexible space
- Substantial space available
- Strong residential density

**CMSProperties**

806.794.1492

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**CMSProperties**

37412027060

# Retailer Map

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Google

Map data ©2020 Imagery ©2020 , CNES / Airbus, Maxar Technologies, USDA Farm Service Agency

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# SITE PLAN

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## Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
300	Available	5,013 SF	NNN	\$12.00 SF/yr	Negotiable	Shell space

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