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11840 HERO WAY W,
LEANDER, TX 78641

HERO WAY RETAIL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Please Call Broker
Lease Rate:	\$21.00 SF/yr (\$6.32 NNN (2020))
Building Size:	14,890 SF
Available SF:	3,431 SF
Lot Size:	1.802 Acres
Zoning:	Heavy Commercial

PROPERTY OVERVIEW

Restaurant at front of property and second retail/office building behind. Retail space previously Retail Flooring Sales with a nice Office space in second unit.

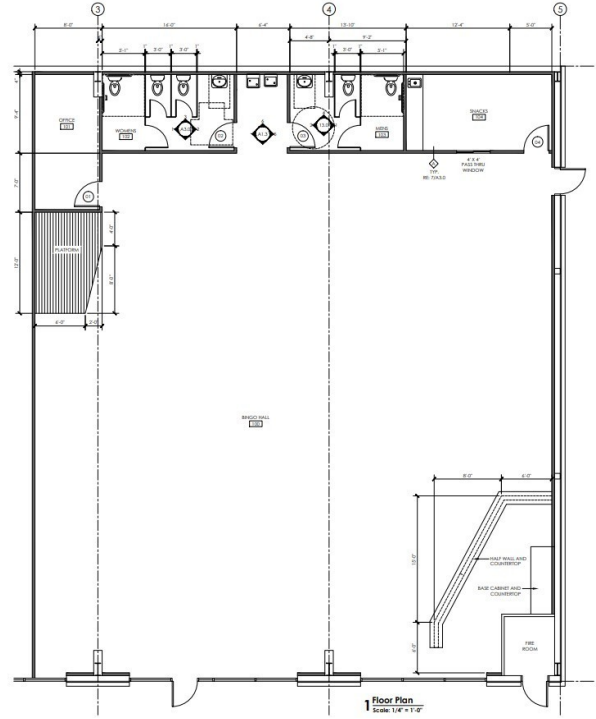
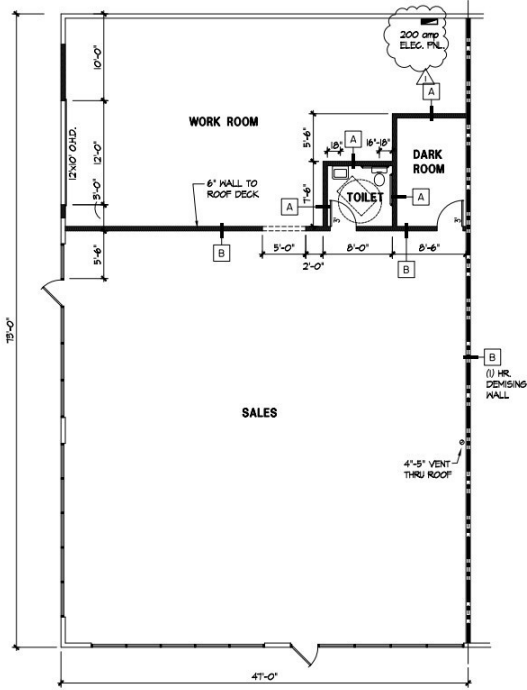
PROPERTY HIGHLIGHTS

- Second Generation Retail Space
- Second Generation Office
- Building Signage and Street Pylon Signage Available
- Join Blue Corn Harvest!

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LEASE SPACES



LEASE INFORMATION

Lease Type:	\$6.32 NNN (2020)	Lease Term:	Negotiable
Total Space:	3,431 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2, A Former Showroom	Available	3,431 SF	\$6.32 NNN (2020)	\$21.00 SF/yr	Open buildout, tons of windows and natural light

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ADDITIONAL PHOTOS



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SITE PLAN

