



FOR LEASE | PLUM CREEK SQUARE

181 Kirkham Circle



Property Description

Conveniently located off of Jack C Hays Trail with easy access to IH-35 and the surrounding neighborhoods. This property is great for local salons, CPA's, attorneys offices, or any other business looking for a small park like setting. Plum Creek Square consists of several office buildings some stand alone buildings as small as 1,200 SF.

Property Highlights

- Great quiet park like setting in the middle of Kyle, TX
- Flexible suite sizes and stand alone building sizes
- Perfect for a therapy clinic, medical office, veterinarian etc.
- Lots of parking and convenient to many restaurants including Bob's Burgers in the park

Offering Summary

Lease Rate:	\$18.00 - \$24.00 psf/yr (NNN)
Number of Units:	17
Available SF:	1,800 SF
Building Size:	22,734 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,210	5,490	9,296
Total Population	3,582	17,380	29,487
Average HH Income	\$76,169	\$76,236	\$74,313

Hunter Muth

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CSA Realty Group



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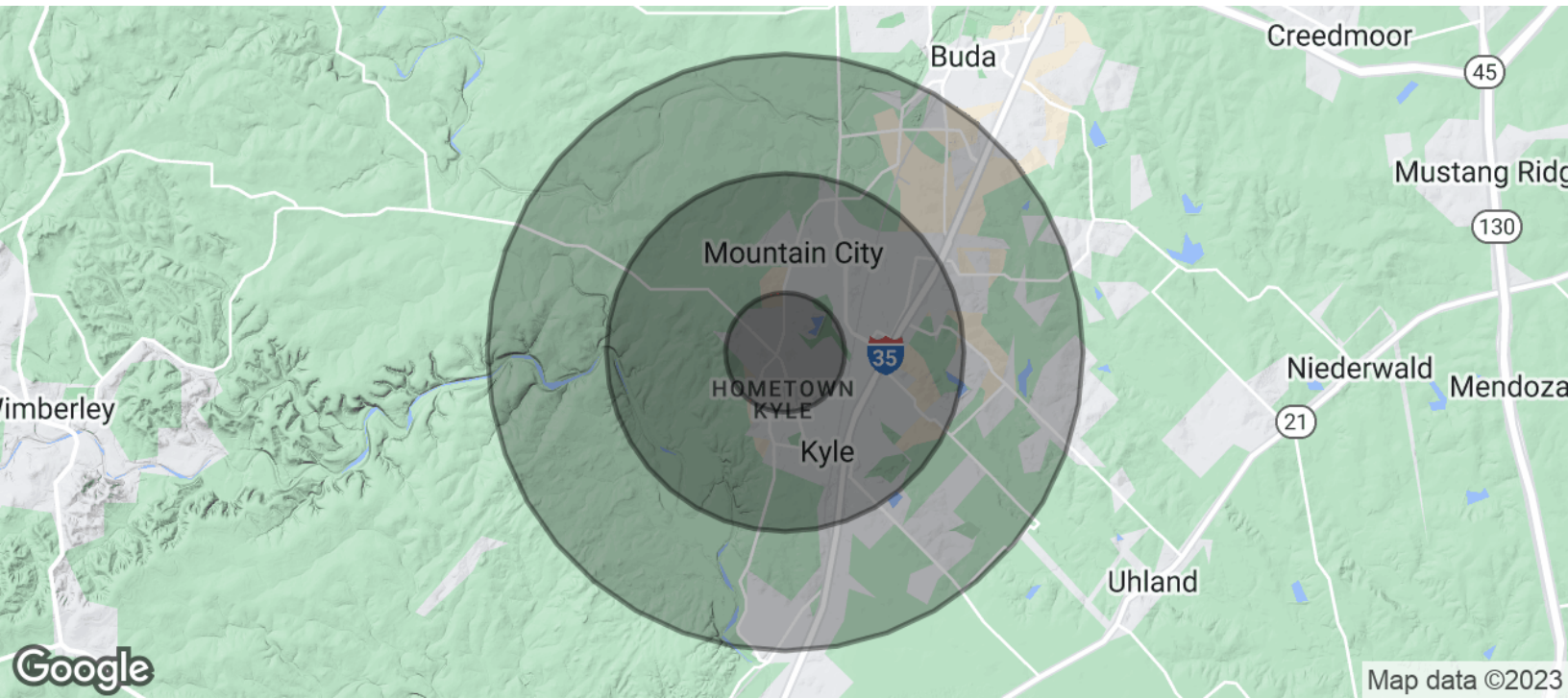


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Population	1 Mile	3 Miles	5 Miles
Total Population	3,582	17,380	29,487
Average Age	31.2	31.3	31.3
Average Age (Male)	30.6	30.9	31.2
Average Age (Female)	32.2	31.7	31.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,210	5,490	9,296
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$76,169	\$76,236	\$74,313
Average House Value	\$153,728	\$167,333	\$168,341

* Demographic data derived from 2020 ACS - US Census

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