

**Size:** 1,000 sq/ft

**Base Rent:** \$20/sq ft NNN Estimated at \$6/sq ft

**Traffic:** 17,456 VPD (TxDOT 2016)

**Notes:** Superior office/retail location near downtown Buda with many professional and medical offices in the immediate area. Easy access from major neighborhoods in Northwest Buda. Unfinished space, tenant improvement allowance negotiable. Vacant and ready for immediate occupancy.



**John B. Sanford**

512-922-5633

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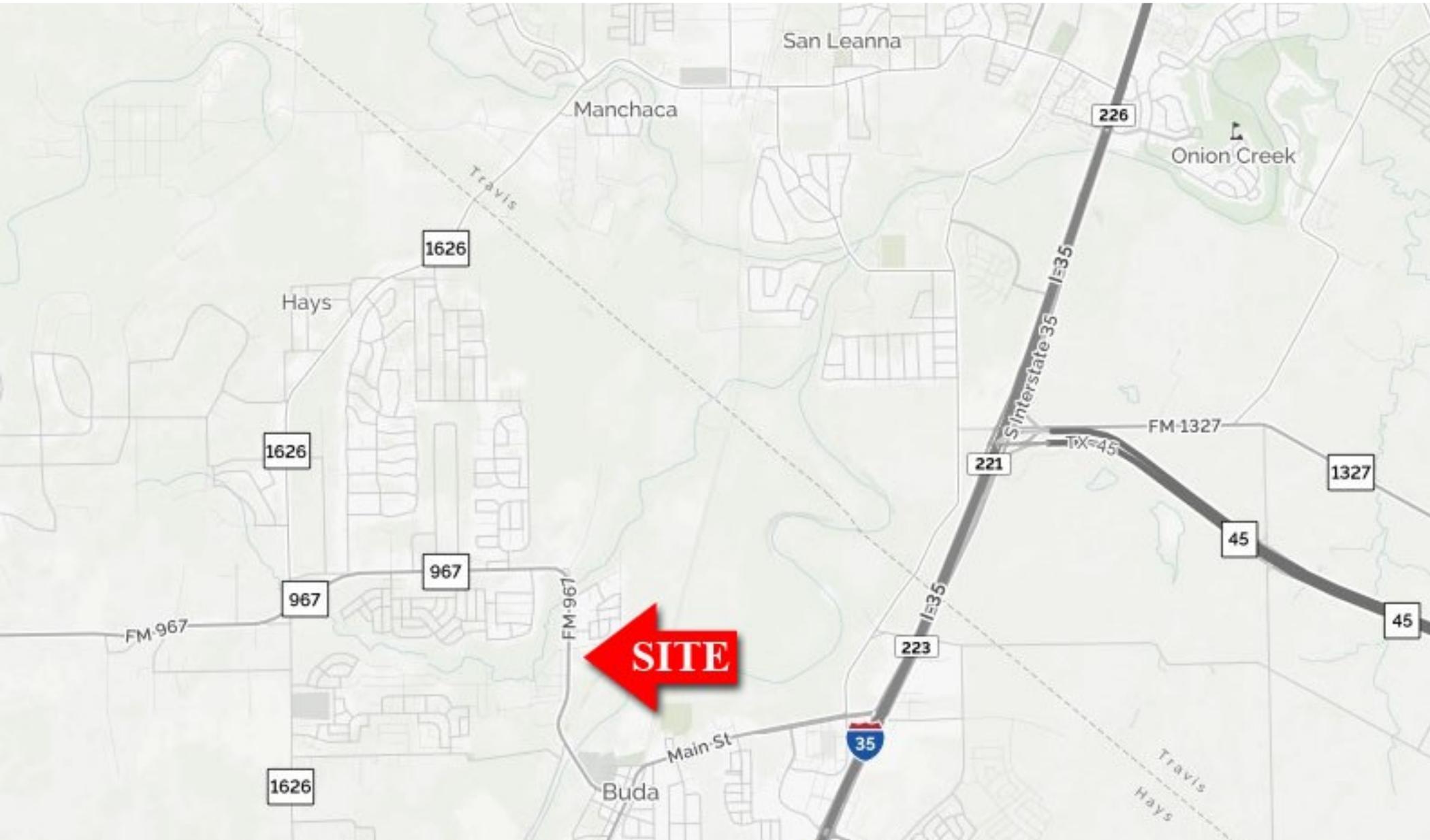
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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.



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