

FOR LEASE

Town Square Shopping Center

TRUE EQUITY GROUP



206-274 Town Square, Copperas Cove, TX 76522

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Property Overview



145,338 SF
BUILDING SF



14.58 AC
LOT SIZE



Negotiable
LEASE RATE



NNN
LEASE TYPE



1,050 SF - 5,075 SF
AVAILABLE SF



**Family Dollar,
Veterans Affairs,
Medical Healthcare
Clinic**
COTENANCY



19,612
TRAFFIC COUNT (VPD)



Killeen MSA
MARKET



EXECUTIVE SUMMARY

True Equity Group is pleased to exclusively offer for lease the Town Square Shopping Center (the "Subject Property") located in Copperas Cove, Texas, situated within the Killeen MSA. The Subject Property is a 145,338 SF neighborhood retail center situated on 14.58 acres along W Highway 190, the primary commercial corridor in the market, with approximately 19,612 vehicles per day. The center offers strong visibility, multiple points of ingress and egress, and is anchored by Family Dollar and the Veterans Affairs Community Outpatient Clinic, serving a well-established Central Texas trade area near Fort Hood.

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and a Veterans Affairs Medical Clinic
- Over 630 feet of frontage along the primary retail corridor
- Multiple ingress and egress points providing excellent accessibility
- Situated within a strong Central Texas trade area near Fort Hood

ACCESSIBILITY



TRANSIT

North Dr & Sherwood Ave	1.0 mi
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AIRPORTS

Skylark Field Airport	13.3 mi
Draughon-Miller Central Texas Regional Airport	29.4 mi
Lampasas Municipal Airport	17.0 mi



HIGHWAYS

TX 195	5.7 mi
Central Texas Expressway	6.5 mi
South Fort Hood Street	6.9 mi
US 190	7.8 mi



Rehab Plan Rough Renderings (Subject to Change)



Photos of the Existing Condition



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
2020 Population	10,550	37,318	48,335
2024 Population	11,008	39,385	51,391
2029 Population Projection	11,616	41,701	54,828
Annual Growth 2020–2024	1.10%	1.40%	1.60%
Annual Growth 2024–2029	1.10%	1.20%	1.30%
Median Age	35.3	34.4	34.4
Bachelor's Degree or Higher	21%	21%	21%
U.S. Armed Forces	383	1,858	2,927

Population by Race

	1 mile	3 miles	5 miles
White	5,974	21,219	28,599
Black	1,681	6,241	7,657
American Indian/Alaskan Native	70	254	373
Asian	332	1,217	1,517
Hawaiian & Pacific Islander	135	611	733
Two or More Races	2,816	9,842	12,512
Hispanic Origin	2,253	7,905	10,219

Households

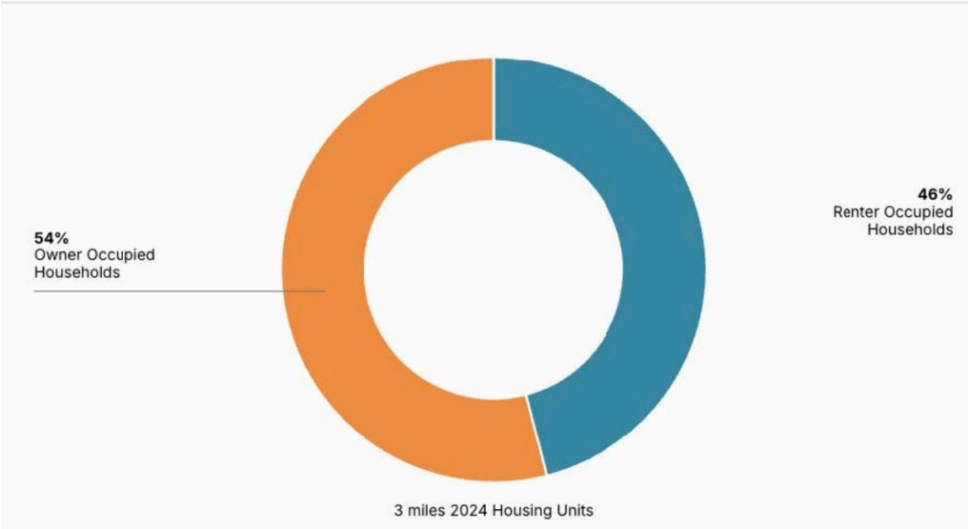
	1 mile	3 miles	5 miles
2020 Households	4,226	14,060	17,743
2024 Households	4,418	14,856	18,871
2029 Household Projection	4,691	15,832	20,247
Annual Growth 2020–2024	1.10%	1.50%	1.60%
Annual Growth 2024–2029	1.20%	1.30%	1.50%
Owner Occupied Households	2,277	8,560	11,396
Renter Occupied Households	2,414	7,272	8,851
Avg Household Size	2.4	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$113.4M	\$415.8M	\$547.1M

Income

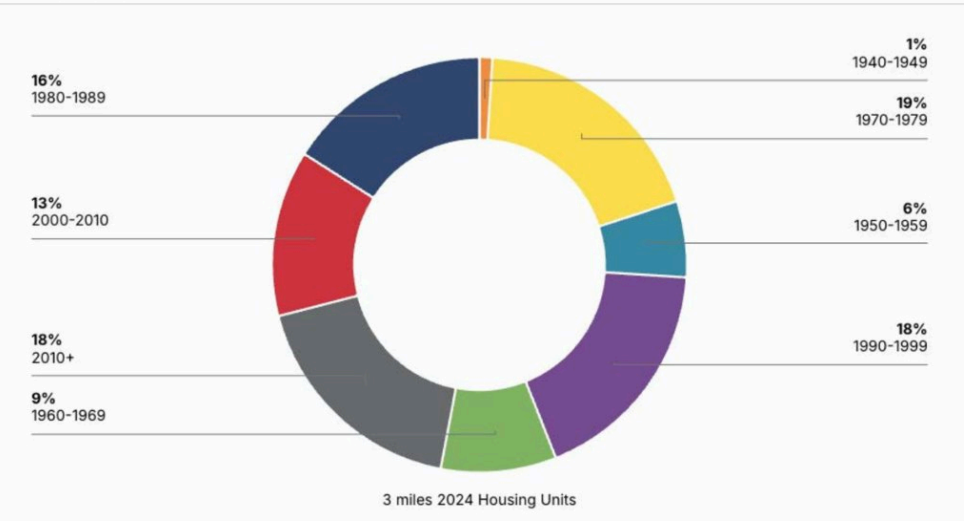
	1 mile	3 miles	5 miles
Avg Household Income	\$66,016	\$74,912	\$77,488
Median Household Income	\$57,111	\$62,837	\$64,497
< \$25,000	790	2,015	2,302
\$25,000 – \$50,000	1,145	3,705	4,719
\$50,000 – \$75,000	1,003	3,560	4,420
\$75,000 – \$100,000	742	2,288	2,904
\$100,000 – \$125,000	300	1,277	1,798
\$125,000 – \$150,000	213	784	1,092
\$150,000 – \$200,000	173	824	1,046
\$200,000+	53	403	589

HOUSING DEMOGRAPHICS

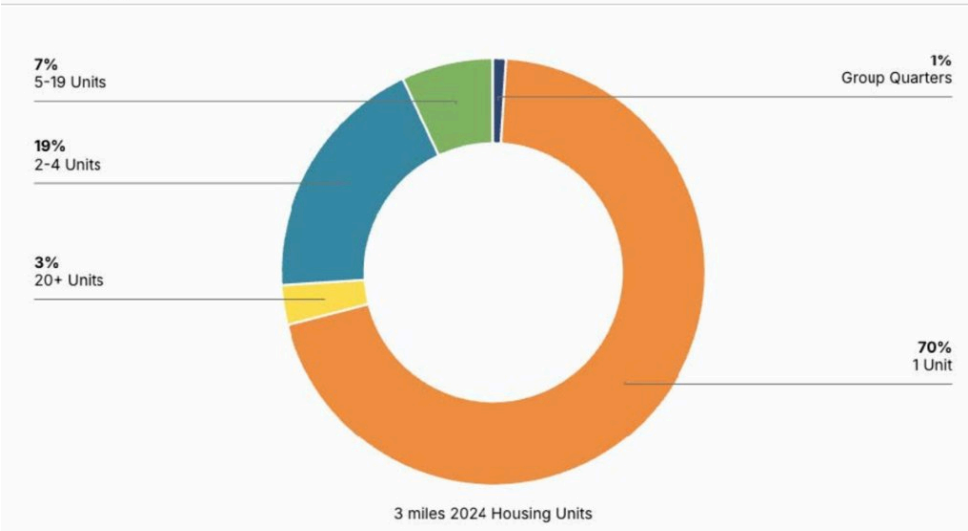
Housing Occupancy



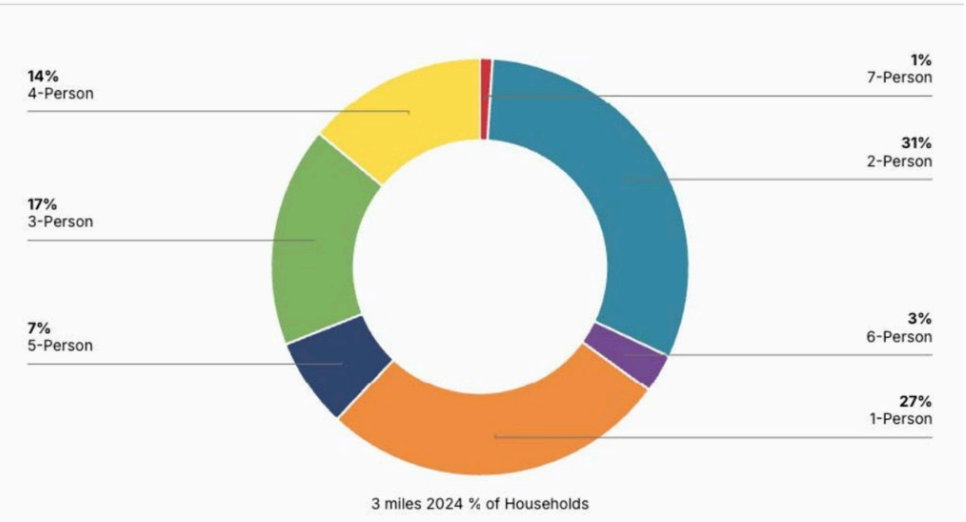
Homes By Year Built

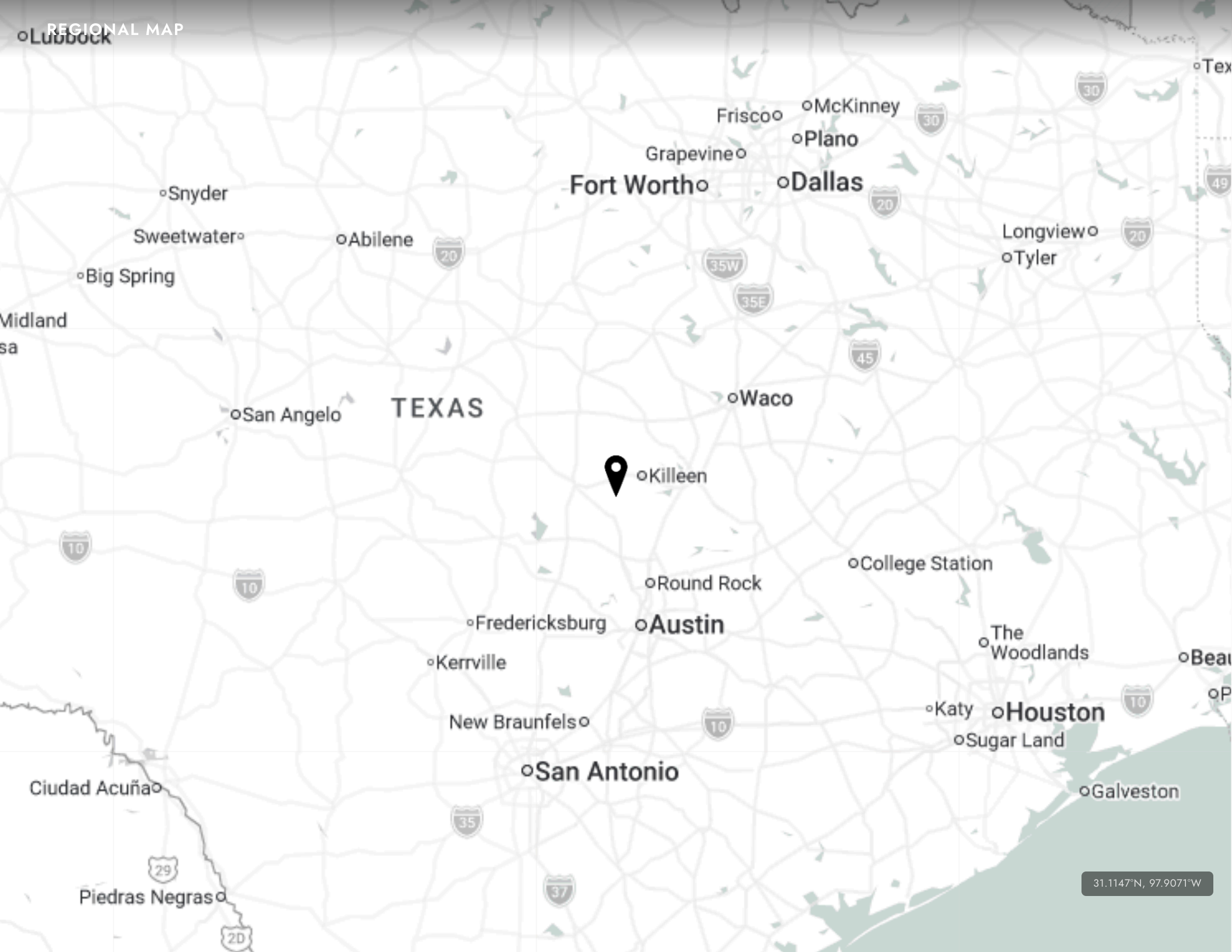


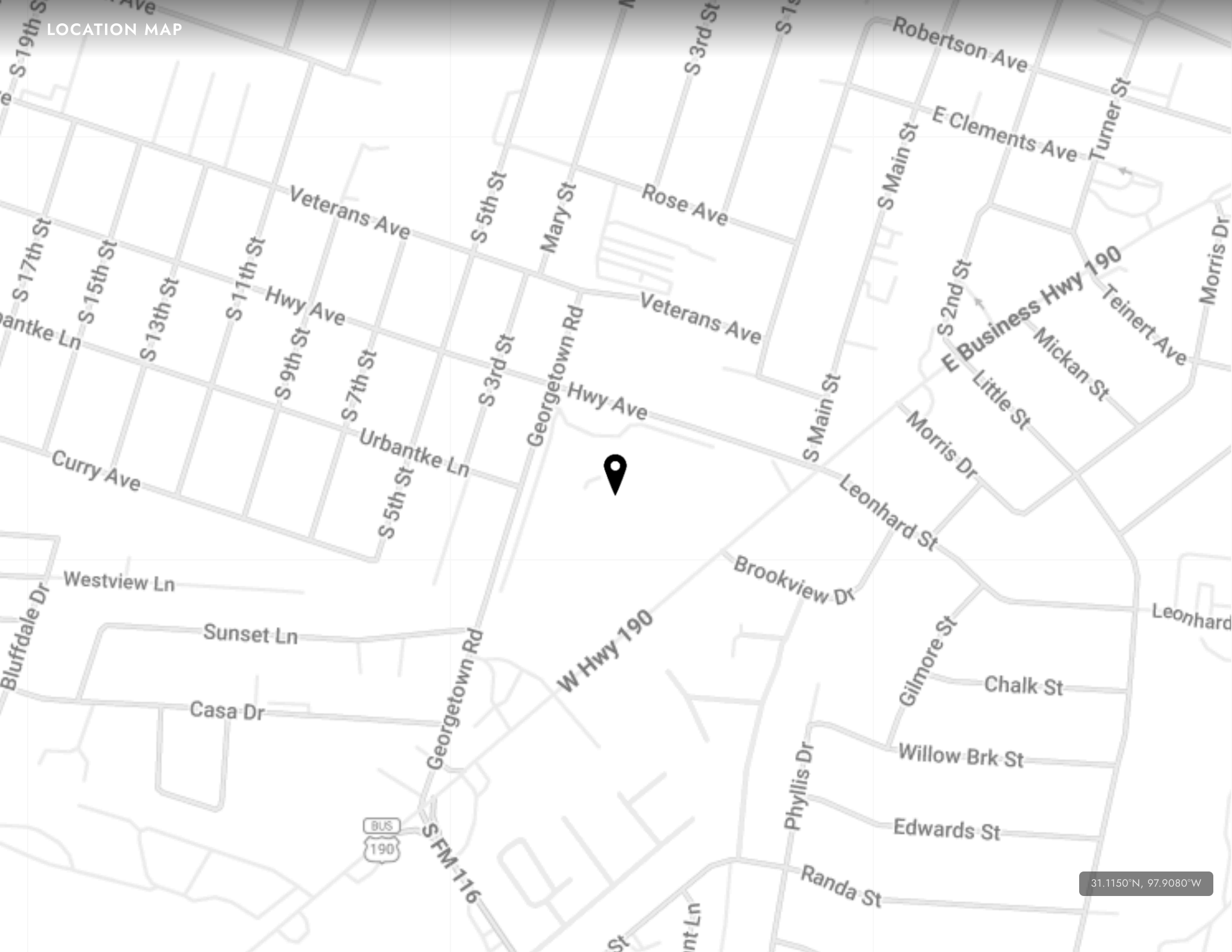
Housing Type



Household Size









Cove Terrace Shopping Center

DOLLAR GENERAL

Schlitzsky's BAKERY CAFE

CINNABON

SHERWIN-WILLIAMS

DOLLAR TREE

BURGER KING

POPEYES

O'Reilly AUTO PARTS

GOLDEN CHICKS

KFC

Applebee's GRILL + BAR

Chick-fil-A

Chick-fil-A

Church's

SONIC Drive-In

TACO BELL

McDonald's

UPS

Little Caesars Pizza

Starbucks

DUNKIN'

Walmart

PANDA EXPRESS CHINESE KITCHEN

Pizza Hut

Walgreens

Advance Auto Parts

Auto Zone

SUBJECT - Town Square Shopping Center

FAMILY DOLLAR

SpinXpress LAUNDRY

CLUB 4 FITNESS

KEDPLASMA UNITED STATES

VA

VAPOR CITY

Five Hills Shopping Center

H-E-B

WHATABURGER

CHIPOTLE MEXICAN GRILL

AT&T

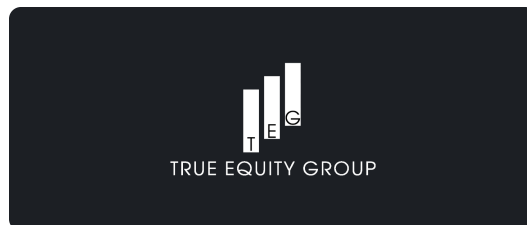
WING-STOP

ANYTIME FITNESS

Trade Area Map

Town Square Shopping Center

206-274 Town Square, Copperas Cove, TX 76522



◆
EXCLUSIVELY OFFERED BY

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PLEASE CONTACT THE True Equity Group ADVISOR FOR MORE DETAILS.