



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR LEASE

LEGENDS PLAZA

2327 S. 57TH STREET | TEMPLE, TEXAS



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SIZE

- » 6,912 – 44,068 SF on 3.05 AC
- » Space 1: 6,912 SF End Cap
- » Space 2: 37,068 SF End Cap

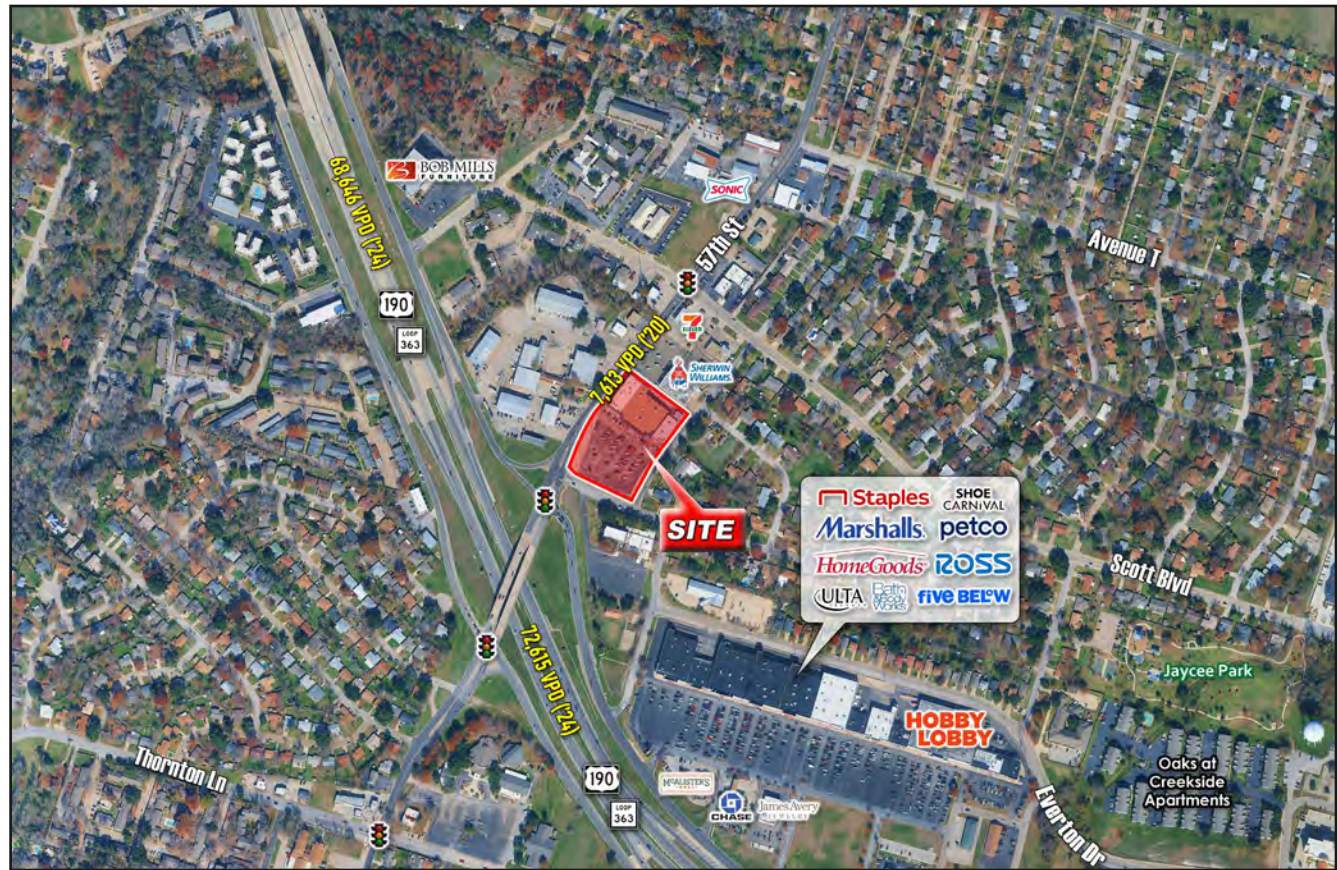
HIGHLIGHTS

- » Strategically positioned on Loop-363 with 58,000+ VPD
- » Exceptional visibility & accessibility
- » Surrounded by established retail
- » 2025 NNN: \$2.77 PSF
- » Lease Rates: Call Broker

TRAFFIC COUNTS

57th St: 7,613 VPD ('20)
TX Loop 363: 72,615 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	9,843
3 MILE	57,443
5 MILE	93,948



DAYTIME POPULATION

1 MILE	15,727
3 MILE	79,639
5 MILE	124,286



TOTAL HOUSEHOLDS

1 MILE	4,646
3 MILE	25,360
5 MILE	39,043



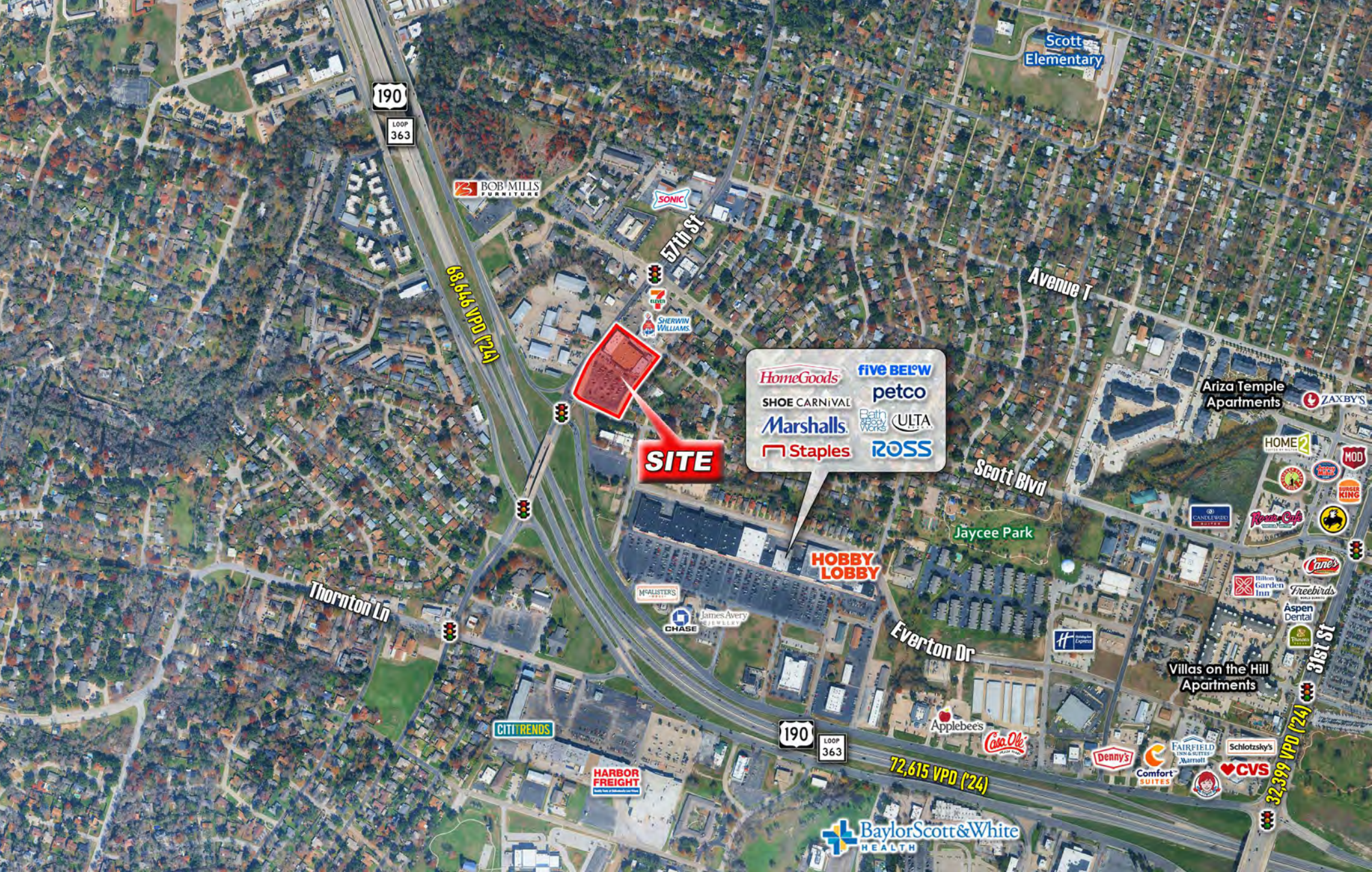
AVERAGE HH INCOME

1 MILE	\$81,968
3 MILE	\$84,969
5 MILE	\$90,394

2327 S. 57TH STREET | PROPERTY OVERVIEW



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2327 S. 57TH STREET | SITE AERIAL



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2327 S. 57TH STREET | MARKET AERIAL



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