



The Woodmont Company

Building solid relationships one location at a time...

Washington Square STEPHENVILLE, TEXAS



PROPERTY OVERVIEW:

- » 75,723 SF
- » 2820 West Washington Avenue (Hwy. 377)
- » Stephenville is home to Tarleton State with an enrollment of over 9,000 students

DAILY TRAFFIC COUNTS

» Washington Avenue (Hwy. 377)	29,000 VPD
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DEMOGRAPHIC INFO.

» Area Population (5 miles)	19,894
» Trade Area Population	+90,000
» Total Employees (5 miles)	11,585
» Average HH Income	\$46,093

AREA RETAILERS

» Walmart Supercenter	» Hastings	» rue 21
» GameStop	» Bealls	» CVS
» Tractor Supply Co.	» HEB Grocery	» Starbucks
» Hibbett Sports	» JCPenney	» Maurices
» Cotton Patch	» McDonald's	» Whataburger



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WASHINGTON SQUARE		
UNIT	TENANT	SQ. FT.
» SUITE C	Available	1,120
» SUITE L	Available	6,160 (will divide)

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