

# 408 15TH STREET

Canyon, TX 79015

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$1,170,000

Available SF: 7,800 SF

Building Size: 7,784 SF

Price / SF: \$150.31

### PROPERTY OVERVIEW

7800 SF single tenant triple net lease property located on the Historic Square in Canyon TX. The property operated as a Hardware Store for 48 years. The building has been renovated with new electrical, HVAC, & TPO roofing in the last ten years. The Canyon Square has become a go to destination in the Panhandle of Texas with six restaurants, a coffee shop, cake company and many retail businesses. This location offers great lease income potential or a great location to start/relocate your business

### PROPERTY HIGHLIGHTS

- 

Presented By:



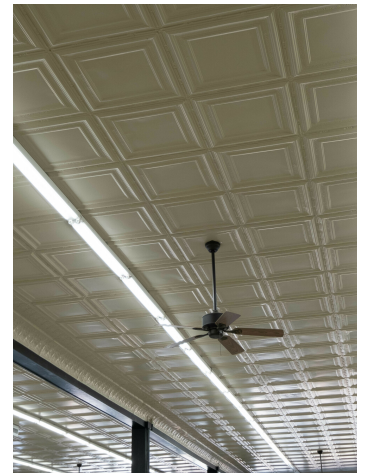
**ANDREA REINERT, CCIM**  
806.674.5857  
reinertrealestate@gmail.com

**T/S**  
THOMASON  
SCOTT

# 408 15TH STREET

Canyon, TX 79015

## ADDITIONAL PHOTOS



Presented By:



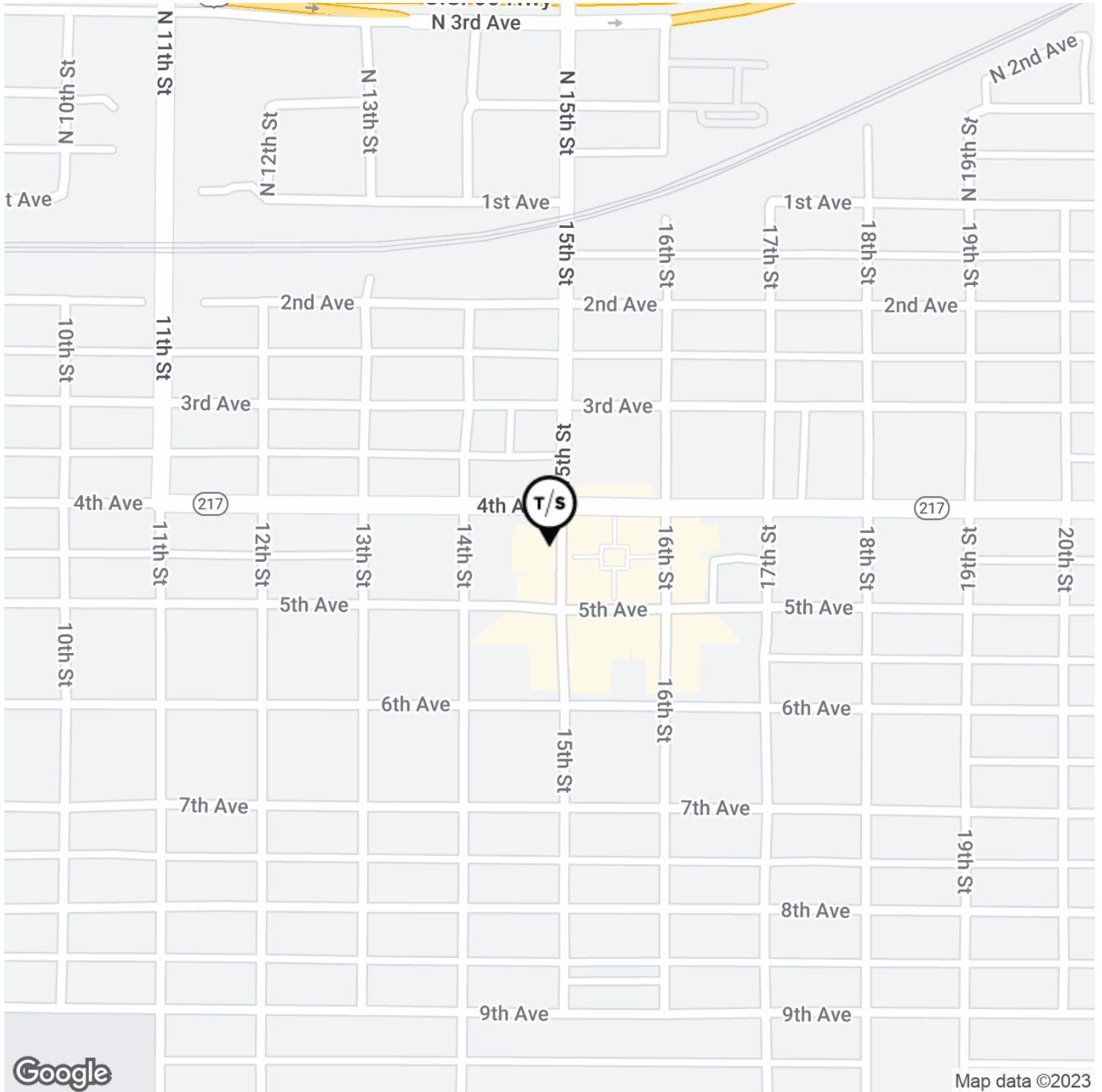
**ANDREA REINERT, CCIM**  
806.674.5857  
reinertrealestate@gmail.com

**T/S**  
**THOMASON**  
**SCOTT**

# 408 15TH STREET

Canyon, TX 79015

## LOCATION MAP



Presented By:



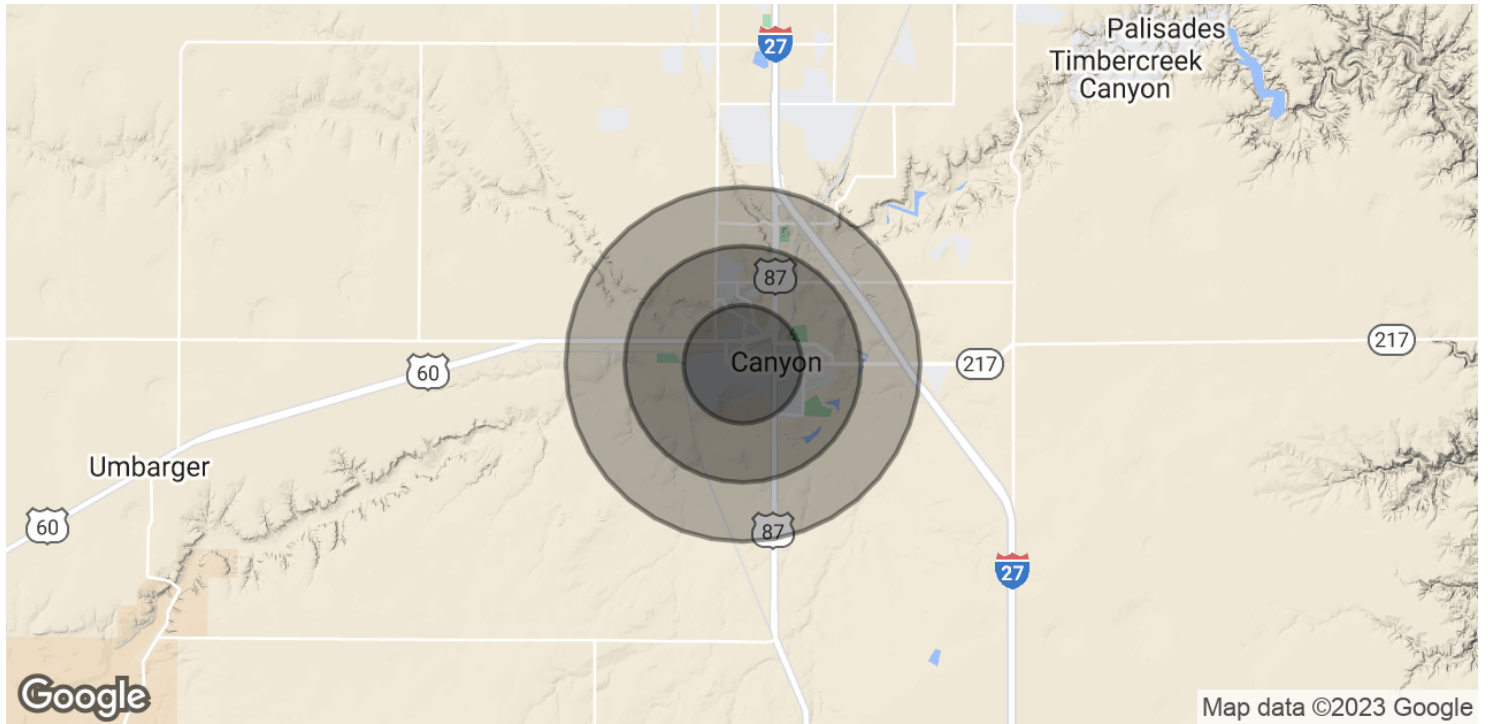
**ANDREA REINERT, CCIM**  
806.674.5857  
reinertrealestate@gmail.com

**T/S**  
THOMASON  
SCOTT

# 408 15TH STREET

Canyon, TX 79015

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	7,362	14,980	16,078
Average Age	30.6	30.1	30.6
Average Age (Male)	33.8	32.2	32.1
Average Age (Female)	29.0	29.0	29.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,811	5,306	5,696
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$62,449	\$68,037	\$69,727
Average House Value	\$174,605	\$169,174	\$175,991

\* Demographic data derived from 2020 ACS - US Census

Presented By:



**ANDREA REINERT, CCIM**  
806.674.5857  
reinertrealestate@gmail.com

**T/S**  
THOMASON  
SCOTT