

KNICKERBOCKER SQUARE SHOPPING CENTER SAN ANGELO, TEXAS



SPACE AVAILIABLE

1,400 SQ. FT.

KNICKERBOCKER ROAD IS THE MAIN ARTERY FOR TRAFFIC IN SAN ANGELO.

SIGNAGE AVAILABLE ON THE PYLON SIGN ON KNICKERBOCKER ROAD.

LEASE RATES: \$9.00 PER SQUARE FOOT, PLUS NNN CHARGES ESTIMATED AT \$2.83 PER SQUARE FOOT FOR 2011.

DEMOGRAPHICS 2007 ESTIMATES

	1 MILE	3 MILES	5 MILES
POPULATION	8,010	46,119	79,676
MEDIAN AGE	33.58	35.05	33.68
MED. HH INCOME	\$45,424.00	\$58,110.00	\$53,068.00

**FOR INFORMATION CONTACT:
DUB Z. JOHNSON
REAL ESTATE SERVICES
4112 COLLEGE HILLS BLVD., STE. 205
SAN ANGELO, TEXAS 76904
OFFICE (325) 944-8312
FAX (325) 944-8322
dzjohnson@suddenlinkmail.com**

- ◆ High traffic signalized intersection with access from three streets.
- ◆ Dense population with approximately 31,000 households within five miles.
- ◆ Traffic count for Knickerbocker Road (West of Johnson) 33,500 cpd.
- ◆ Shopping Center is located next to San Angelo Community Medical Center.
- ◆ Knickerbocker Square Shopping Center is located between ASU and Bentwood Country Club.

Other tenants include: Chinese Kitchen, Family Dollar, H&R Block, Postal Annex, TJ's Yogurt and West Central Wireless