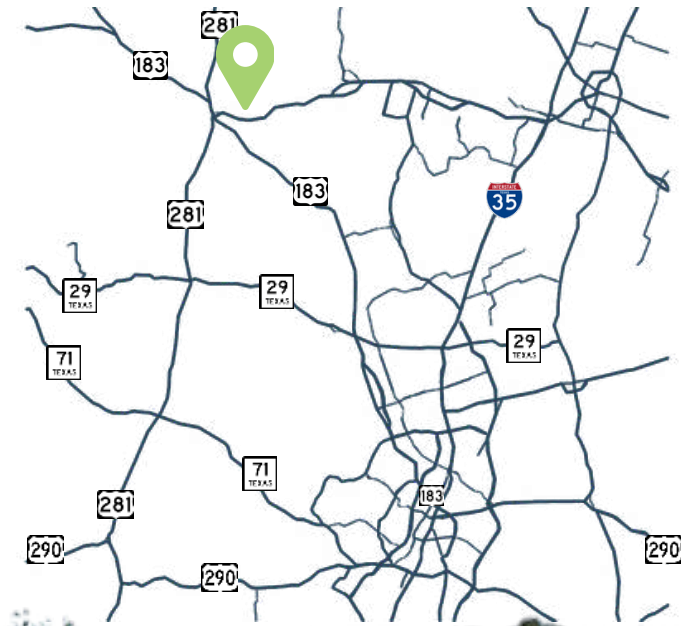



SPACE AVAILABLE

1009 E FOURTH ST

1009 EAST 4TH STREET, LAMPASAS, TX, USA

Modern, recently constructed shopping center strategically located in Lampasas. Situated on high traffic E Fourth Street, just walking distance from downtown Lampasas and less than a mile from Walmart on US 190.



 **FORESITE**[®]
COMMERCIAL REAL ESTATE

JOE HOUSTON
ASSOCIATE
(512)-856-4861
JHOUSTON@FORESITECRE.COM

PROPERTY HIGHLIGHTS

1

This shopping center was built in 2024 with **flexible spaces ideal for retail**, medical users, service providers and flex-use businesses.

2

Situated on a busy **East Fourth Street with excellent accessibility**.

Walking distance from downtown Lampasas, providing strong daily exposure and visibility in the growing community.

3

Already home to **high-performing tenants** like Anytime Fitness, Lotus Beauty Spa & Salon, and Blends Smoothie.

1009 E FOURTH ST

LAMPASAS, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,798	8,359	9,554
Total Households	1,626	3,532	4,018
Household Income	\$72,696	\$84,408	\$87,501
Median Age	40.8	41.9	42.7

DESIRED USES

- Physical Therapy
- Specialty Boutique
- QSR
- Showroom
- Coffee Shop
- Smoothie Shop

“

Excellent opportunity to join a high performing tenant mix that brings consistent traffic to a building located in a growing community. Prime frontage on E Fourth St offers **excellent visibility and convenience for retail**, service providers, medical offices, and flex businesses.

JOE HOUSTON

”



1009 E FOURTH ST

LAMPASAS, TEXAS



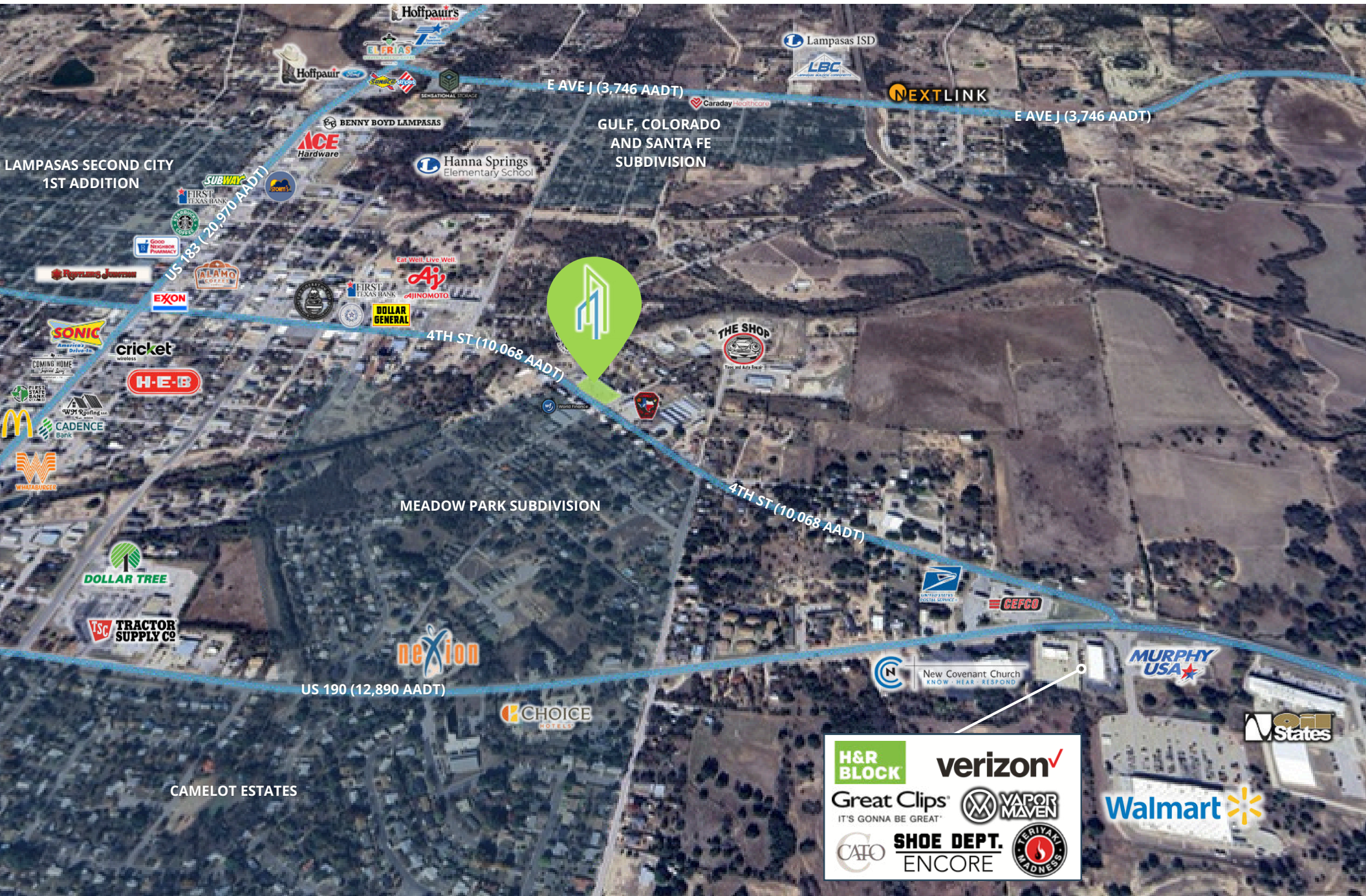
PROPERTY SUMMARY

Available SF:	6,232 SF
Building Size:	14,907 SF
Year Built:	2024
Parking Spaces:	50
Rental Rate:	Contact Broker



1009 E FOURTH ST

LAMPASAS, TEXAS



H&R BLOCK **verizon** ✓
Great Clips® **VAPOR MAVEN**
IT'S GONNA BE GREAT™
CAFO **SHOE DEPT. ENCORE** **TERIYAKI MADNESS**

1009 E FOURTH ST

LAMPASAS, TEXAS

H&R BLOCK
verizon
Great Clips™ IT'S GONNA BE GREAT!
VAPOR MAVEN
CATO
SHOE DEPT. ENCORE
TERIYAKI MADNESS

Walmart

CEFCO

UNITED STATES POSTAL SERVICE

BROWN ST



4TH ST (10,068 ADPT)



World Finance



MILL ST

COLLEGE ST

FOODPANTRIES

THE SHOP



Tires and Auto Repair

CREEK ST

FORESITE
COMMERCIAL REAL ESTATE

1009 E FOURTH ST

LAMPASAS, TEXAS



AVAILABLE SPACE

Suite	SF	Condition
Suite C	3,272	Whitebox
Suite D	1,480	Whitebox
Suite E	1,480	Quick-Service Beverage Shop



