

FRANKLIN VILLAGE

WACO, TX | FRANKLIN AVE. & SOUTH NEW ROAD



- Spaces Available For Lease Adjacent to the Wal-Mart Supercenter
- Located on Franklin Avenue Adjacent to Richland Mall [5.5 million shoppers annually]
- Anchored by PetSmart & Homezone [Homezone not a part] with a Great Tenant Mix
- Waco is also home to three institutions of higher education – Baylor University [16,000 students], McLennan Community College [9,000 students], and Texas State Technical College [4,000 students]
- Solid Population Growth & High Traffic Counts

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	5,948	69,705	146,474
2023 Daytime Population	12,226	98,104	175,255
2023 Total Households	2,559	26,876	56,069
2023 Average HH Income	\$58,953	\$70,448	\$74,212

TRAFFIC COUNTS:

S New Rd - 36,091 VPD
Franklin Ave - 23,091 VPD

AVAILABILITY:

5,662 2ND GEN ENDCAP

2,335 SF 2ND GEN INLINE

732 SF FREESTANDING BLDG W/
DRIVE-THRU

FOR LEASE:

PLEASE CALL FOR INFO.

TRAFFIC GENERATORS:

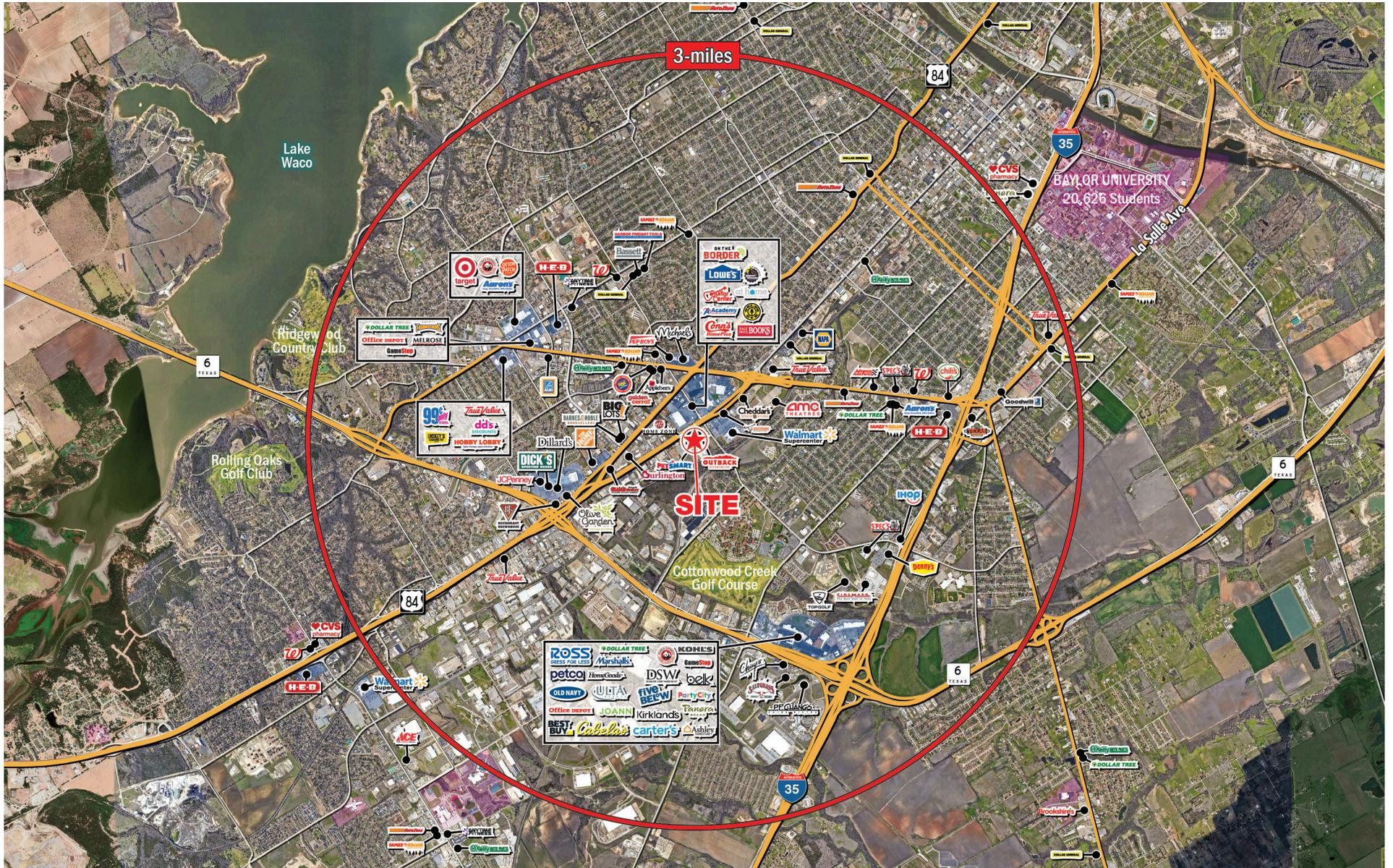


RICHLAND MALL:



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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