

# AVAILABLE FOR LEASE

## PRIME MEDICAL SPACE



1429 CLEAR LAKE DRIVE

### THE BASICS

- Project:** New Medical Space for Lease
- Location:** Northeast corner of Clear Lake & Santa Fe.  
.65 miles from Weatherford Regional Medical Center
- Area:** Strong base of Healthcare related businesses.  
Close proximity to downtown and I-20.
- Zoning:** "GR" General Retail
- Traffic Count:** 12,000 Cars per day
- Available Space:** 17,250 square feet
- Lease Rate:** \$17.00 nnn +\$5.00 nnn
- Tenant Imp:** \$30.00 per square foot
- Availability:** 3rd quarter '08

### C. B. Team

Ellis & Tinsley, Inc.

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### DEMOGRAPHICS

	2006	1 mile	3 Mile	5 Mile
Population		4,840	21,461	31,319
5 yr Projected		5,352	23,584	34,979
Avg. HH Inc.		\$57,821	\$61,690	\$64,725

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