



Freestanding Medical Office

1116 E N 10th St, Abilene, TX 79601

Property Features

This 2,965 SF freestanding medical office offers a brand-new finish-out and move-in-ready opportunity in North Abilene. Originally completed for a medical user that never opened, the space features five private rooms with sinks, a reception and intake area, X-ray room, storage, breakroom, and two ADA restrooms.

Positioned directly outside United Supermarkets, the property benefits from excellent visibility, convenient access, and strong surrounding traffic. Its location near Abilene Christian University and I-20 provides easy connectivity throughout Abilene and makes the property well-suited for medical, dental, or other professional users.

Offering Summary

SPACE AVAILABLE:	2,965 SF
LEASE RATE:	\$30/SF
SERVICE TYPE:	Absolute NNN

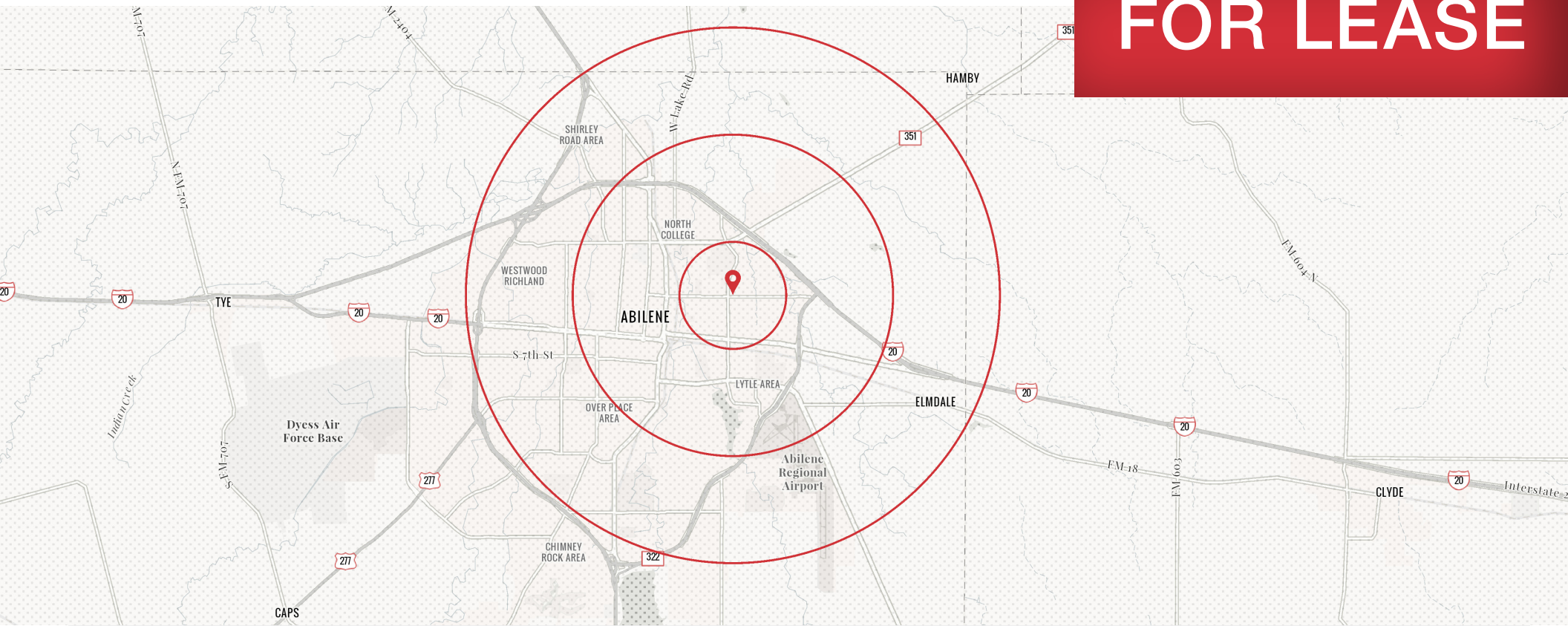
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	8,590	35,730	80,061
AVG HH INCOME	\$58,608	\$73,678	\$83,905
MEDIAN AGE	27.2	33.2	35.1
TOTAL HOUSEHOLDS	3,233	14,135	31,0092

Location Advantages

- United Supermarkets Proximity: Positioned directly outside United Supermarkets, benefiting from a high-traffic retail environment and strong daily customer activity.
- Near Abilene Christian University: Conveniently located near ACU and the surrounding residential, student, and employment base.
- Excellent Regional Access: Close proximity to I-20 provides convenient connectivity throughout Abilene and the surrounding region.