

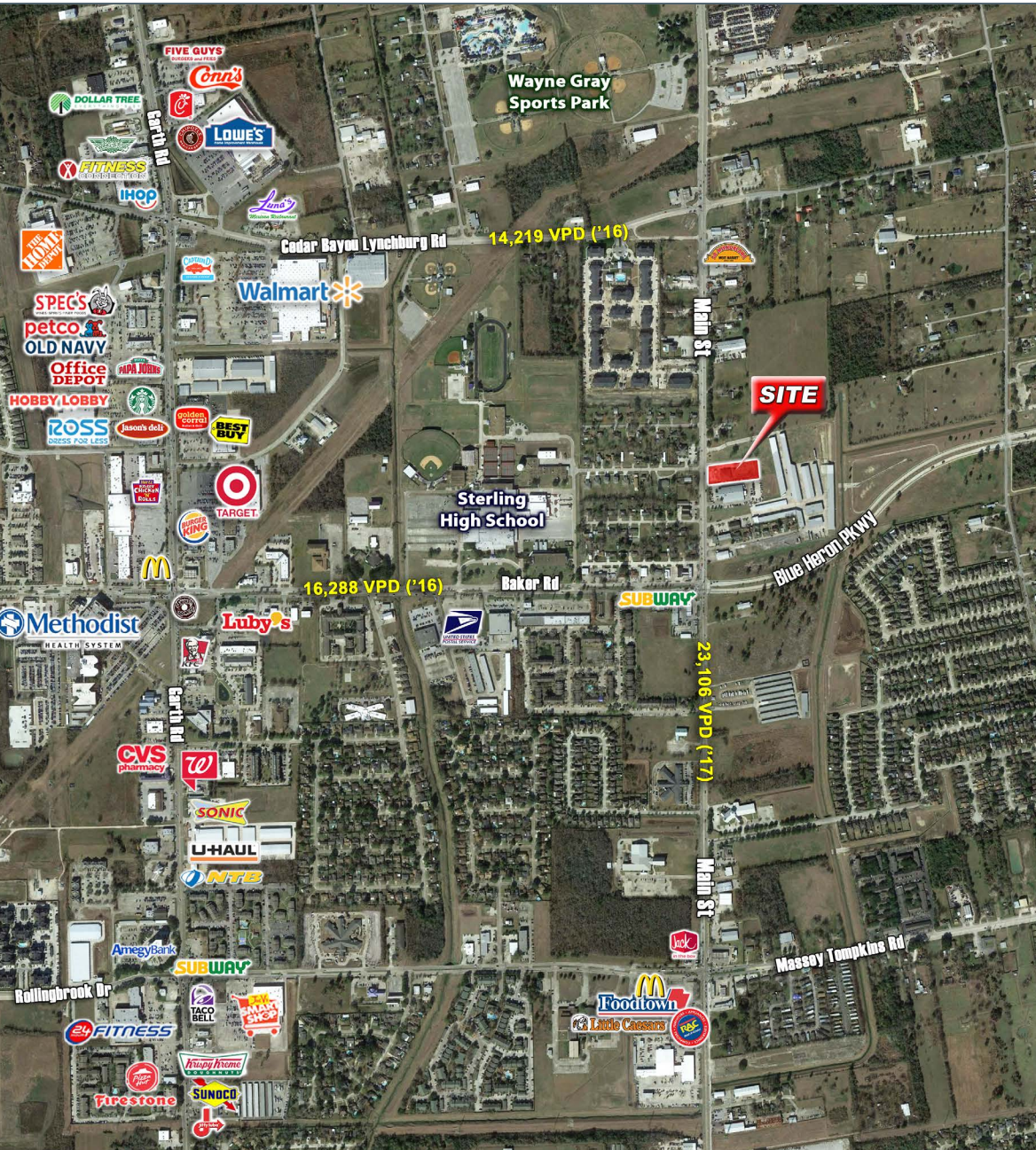


Medical/Retail/Office Space for Lease

4518 N Main Street | Baytown, Texas 77521

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Property Highlights:

- +/-2,800 SF Available
- Great visibility and location
- Shell Condition
- Ample Free Parking
- 1-10 Year Term
- Excellent opportunity for Medical/Dental Office (Neighboring Tenant: Orthodontist)

Traffic Counts:

Main St: 23,105 VPD (TXDOT 2017)

Baker St: 16,288 VPD (TXDOT 2016)

Cedar Bayou Lynchburg Rd: 14,219 VPD (TXDOT 2016)

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	7,161	62,713	104,099
5 Year Proj. Growth	15.2%	9.8%	6.25%
Daytime Population	12,578	65,558	102,024
Avg Household Income	\$68,262	\$70,930	\$70,930

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