



# FOR LEASE

## 212 W. 7th, Georgetown, Tx.

### \$12 per SF annually, plus NNN

**LOCATION:** Located at the corner of 7th and Rock, just one block off the “Square”, the cultural hub of Georgetown

**LEGAL:** Block 41, Lots 2-3 (pts), .17 acres, & Lot 3 (pt), .07 acres, City of Georgetown, Williamson Co., Texas

**FRONTAGE:** Property has frontage on 7th Street & on Rock Street, with the entrance being on 7th Street

**UTILITIES:** Electricity: City of Georgetown  
Water: City of Georgetown  
Wastewater: City of Georgetown

**ZONING:** Mixed Use - Downtown  
Historic District  
Current use - retail

**TOPOGRAPHY:** flat

**FLOOD PLAIN:** According to the FEMA maps, the property is not in the 100 year flood plain.

**IMPROVEMENTS:** Building is approximately 5,712 square feet, lot is shown to be .24 acre. Building has been used as retail, and the .07 acre lot in the back fronts Rock Street.

**LEASE RATE:** \$12.00 per SF, plus NNN

**COMMENTS:** Property is well suited for a retail use, great location just off the Square. Lot in back available for any use acceptable to City. Landlord has offered excellent rate, wants tenant to provide finish out. Great location, great potential.

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

## GEORGETOWN COMMERCIAL PROPERTIES

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