

FOR LEASE

232 Robert Griffin III Blvd. Copperas Cove, TX 76522



FIVE HILLS SHOPPING CENTER

- NEW JUNIOR ANCHOR SPACE AVAILABLE
- FOR LEASE: 22,654 SF (FORMER BEALLS)

PROPERTY HIGHLIGHTS

- 93,244 TOTAL BUILDING SF ON 10.32 ACRES
- NEWLY CONSTRUCTED IN 2017
- AVERAGE DAILY TRAFFIC OF 88,482 VEHICLES
- EXCELLENT VISIBILITY & ACCESS FROM US 190
- NEAR WALMART SUPERCENTER, HEB PLUS, OTHER NATIONAL RETAILERS & FORT HOOD MILITARY BASE (6TH LARGEST IN THE WORLD W/ 65,000 SOLDIERS & CIVILIANS)



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**HARKINSON
INVESTMENT
CORPORATION**

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PROPERTY DESCRIPTION

The 93,000 SF Five Hills Shopping Center is a regional destination center located in a 125 acre mixed-use development within the high growth area of Central Texas. Recent completion of the \$64M TXDOT US 190 expansion project provides excellent access and visibility for the regional community, including the 65,000 soldiers and civilians based at nearby Fort Hood Military Base which is the 6th largest military installation in the world. Five Hills Shopping Center is midway between Austin and Waco, TX and is part of the Killeen-Temple-Fort Hood Metropolitan Statistical area with a population in excess of 433,000 people.

Five Hills is shadow-anchored by a 125k SF HEB-Plus and a Walmart Supercenter, generating average daily traffic of 88,482 vehicles. The 22,654 SF available junior anchor space is located in between Ross Stores and Burkes Department Store, and is the only vacancy in the 93,000 SF center. The vacancy is newly constructed with high drop ceilings, LED lighting, beautiful porcelain tile flooring and is in immediate move-in condition.



DEMOGRAPHICS

	3 mile	5 mile	10 mile
Est. Population	26,346	70,436	186,325
Avg. HH Income	\$60,662	\$64,752	\$58,953
Total Housing Units	8,586	25,097	64,955
Daytime Population	15,184	31,277	46,434
Median Home Value	\$89,825	\$132,206	\$137,590

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