

## University Hills Shopping Center

1095 N. Judge Ely Blvd., Abilene, TX 79601



### DESCRIPTION:

Neighborhood shopping center is located right next to Abilene Christian University in Taylor County. This area, especially the intersection, is showing strong retail growth. Anchored by United Grocery & Dollar General, center includes standard mix of retail tenants.

### SPECIFICATIONS:

Total Space Available:	7,871 SF
Rental Rate:	\$10-\$14/SF/Year
NNN:	\$3.18/SF/Year
Property Type:	Shopping Center
Gross Leasable Area:	89,401 SF
Lot Size:	12 AC

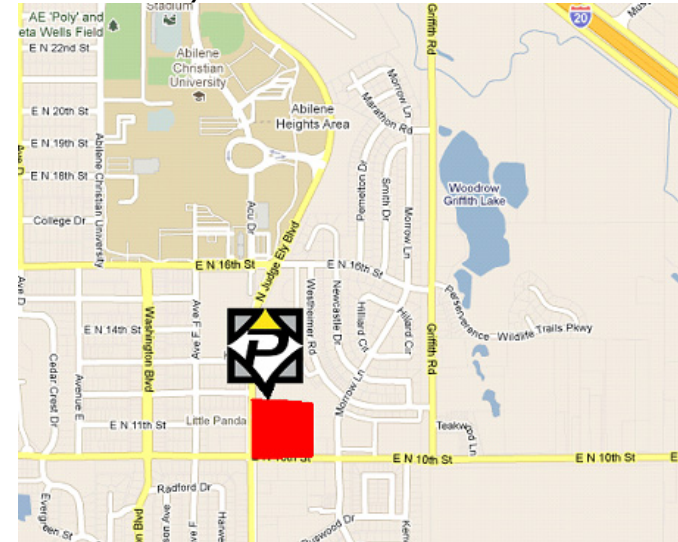
### TENANTS:

United Supermarket	Texas Midwest Optical
Dollar General	Allied Signs & Frames
ACU (Call Center)	Rockin Rollers Bar & Grill
Subway	Little Caesar's Pizza
Jeff Webb, D.D.S.	The Music Tree
Edward D. Jones & Co.	Elite Physical Therapy
Lucky Afro Beauty Supply	Simply Nutrition
USA Smoke	Little Panda Chinese Restaurant

### TRAFFIC COUNTS (2018):

Judge Ely (West): 9,284, (East): 10,538  
10<sup>th</sup> St. (North): 16,886, (South): 19,379

NEC of Judge Ely Blvd. & 10th Street. Very close to ACU.



### AVAILABLE SPACE:

There are 4 vacant spaces:

Suite 1085:	2,830 SF
Suite 1073:	1,470 SF
Suite 1071:	1,580 SF
Suite 1045:	1,991 SF

There are 2 PAD SITES, sitting in front of the shopping center, for ground lease/build-to-suit/sale at 1.15 and 1.50 acres.

### DIRECTIONS:

From East or West, Take 1-20 BUS through center of Abilene. Go North on N. Judge Ely Blvd. for 0.8 miles. Shopping Center is on the Right.

From South, go North (any road) into center of Abilene to I-20 BUS. Go North on N. Judge Ely Blvd. for 0.8 miles. Shopping Center is on the Right.

From North, take I-20 E and exit at Exit 288. Merge onto service road and turn Right at ACU Dr. / N. Judge Ely Blvd. Stay on N. Judge Ely Blvd for 1.6 miles. Shopping Center will be on Left.

### LEASING INFORMATION:

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