# Retail Demand

<table>
<thead>
<tr>
<th>Specialty Food Stores</th>
<th>Full-Service Restaurants</th>
<th>Limited-Service Restaurants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2020 SQFT Demand</strong></td>
<td><strong>2020 SQFT Demand</strong></td>
<td><strong>2020 SQFT Demand</strong></td>
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<tr>
<td>60,042</td>
<td>70,937</td>
<td>91,867</td>
</tr>
<tr>
<td>64,498</td>
<td>78,446</td>
<td>102,015</td>
</tr>
<tr>
<td>68,953</td>
<td>91,867</td>
<td>112,164</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>2020 # of Stores Needed</th>
<th>2025 # of Stores Needed</th>
<th>2030 # of Stores Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>14</td>
<td>18</td>
</tr>
<tr>
<td>13</td>
<td>16</td>
<td>21</td>
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<tr>
<td>21</td>
<td>18</td>
<td>28</td>
</tr>
</tbody>
</table>

Source: Esri, 2019
“Being located in downtown Georgetown has been a boost to overall business during the initial months of opening our second location. I’ve been really impressed with the town as far as support goes, everyone wanted us here and business has been very strong.”

- Rob Snow
Greenhouse Craft Food
2019 CONSUMER DEMOGRAPHICS

GEORGETOWN PTA POPULATION
127,298

CITY POPULATION
74,180

MEDIAN HOME VALUE (PTA)
$279,277

MEDIAN HOUSEHOLD INCOME (PTA)
$78,567

GENERATIONAL DISTRIBUTION

Source: Esri, 2019
DOWNTOWN FOOD & BEVERAGE

100 | Red Poppy Coffee Co.
101 | El Monumento
102 | El Churrito
103 | Lark and Owl Booksellers
104 | Monument Cafe
105 | Blue Corn Harvest
106 | Mesquite Creek Outfitters
107 | Greenhouse Craft Food
108 | 18 Carrot Bakery
109 | Barrels & Amps
110 | Wildfire Restaurant
111 | Nancy's Sky Garden
112 | Laurie's Cafe
113 | Burger University
114 | Cianfrani Coffee
115 | Grape Creek Winery
116 | Roots Bistro
117 | ThunderCloud Subs
118 | Rio Bravo Mexican Cafe
119 | Dos Salsas Restaurant
120 | 309 Coffee
121 | Galaxy Bakery
122 | Gumbo's North
123 | JaiWai Thai Kitchen
124 | Georgetown Winery
125 | 600 Degree's Pizzeria & Drafthouse
126 | Lamppost Coffee
127 | Sweet Lemon Kitchen
128 | Kork Wine Bar
129 | Tony and Luigis Italian Restaurante

LEGEND

BEVERAGES

FOOD
AVAILABLE PROPERTIES

SITE A | Austin Ave. & 2nd Street

SITE B | 101 E. 7th Street

SITE C | 200 E. 8th Street

SITE D | 1202 S. Main Street
SITE A | Austin Ave. & 2nd Street

Available SF | 1,800
Year Built | 2020

New Construction mixed use development on prime corner overlooking beautiful San Gabriel River

1st Floor retail of office space available and 3rd Floor residential lofts

Onsite parking garage included for tenants

Phase 2 and 3 planned for 2020
SITE B | 101 E. 7th Street

Prime restaurant/retail space in premier location on Georgetown’s vibrant downtown square

Additional 2nd floor balcony space with courthouse views

Space will be co-located with 2,220 SF micro-distillery and tasting room

Available SF | 2,140
Lease Rate | $30 SF/YR/NNN
            | $35/SF TI Allowance
Year Built | 1974. Renovation in 2020
+/- 9,000 SF | Restaurant or Retail Space
New Construction in Downtown

First floor is suited for restaurant or retail space, and includes 1500 gallon grease trap installed with service for two restaurants + outdoor patio area

Office space on 2nd level has great views and accessible with elevator access

Available SF | 1,000-12,893
Lease Rate | $26-30 SF/YR/NNN
Year Built | 2019
+/- 6,210 SF | Restaurant or Retail Space
+/- 6,241 SF | Office Space on 2nd Floor
Prime corner intersection location in University Avenue and Main Street in downtown Georgetown

Parking available on site

Renovations planned for 2019 to include modern exterior update and patio addition

Great location for cafe or retail store
START YOUR BUSINESS ON MAIN

RESTAURANT | BREWERY | MEN’S CLOTHING | TAPAS BAR | KITCHEN STORE

LIVE WORK PLAY

512.930.2027 | MainStreet@Georgetown.org