



FOR LEASE

MERRITT
CAPITAL
PARTNERS

Nacogdoches Marketplace II Shopping Center Nacogdoches, Texas



Location: 4909 and 4919 North Street
Nacogdoches, TX 75965

Building Area: 83,957 sf

| Demographics (ESRI): | 3 Mile | 5 Miles | 10 Miles |
|------------------------|----------|----------|----------|
| 2021 Population | 22,101 | 37,019 | 52,567 |
| 2021 Average HH Income | \$55,901 | \$54,738 | \$58,617 |



Tenants:



CONTACT

Joe Merritt

214-987-9808

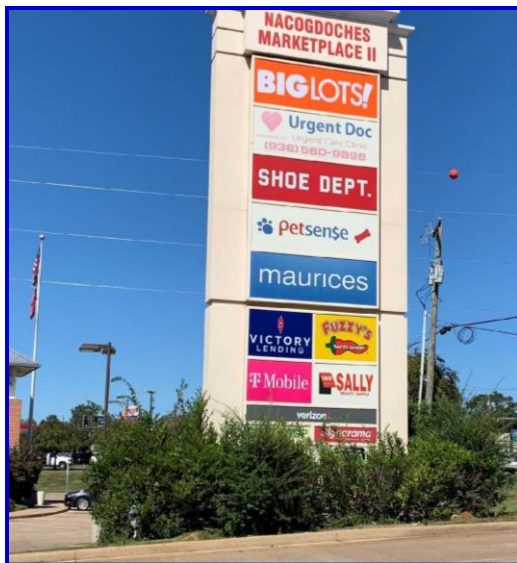
joe@merritt-capital.com



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Nacogdoches Marketplace II Shopping Center Nacogdoches, Texas



The Information contained herein was obtained from sources deemed reliable; however, Merritt Capital Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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**Nacogdoches Marketplace II
Shopping Center
NOW LEASING!**

Web Address: merritt-capital.com

| | |
|---------------------------------|---|
| <u>BUILDING SIZE:</u> | 84,061 sf |
| <u>RATE:</u> | \$16-18 per square foot (in line spaces) \$7-8 per square foot (anchor space) |
| <u>EXPENSES:</u> | Taxes: \$ 4.14 Insurance: \$ 0.90 CAM: \$ 3.10 Triple Nets: \$8.14 per square foot |
| <u>AVAILABLE SPACES:</u> | Suite 205 – 1,600 sf Suite 109 – 3,200 sf Suite 101 – 35,242 sf (Big Lots available) |



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Nacogdoches Marketplace II Shopping Center Nacogdoches, Texas



AVAILABLE
11/1/24
Suite 101
35,242 SF



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|---------------------------------|
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| |
| VACANT Suite 109 3,200 SF |

VACANT
Suite 205
1,600 SF

| | | | | | | | | | |
|--|--|--------|--|--|--|--|--|--|--|
| | | VACANT | | | | | | | |
|--|--|--------|--|--|--|--|--|--|--|