

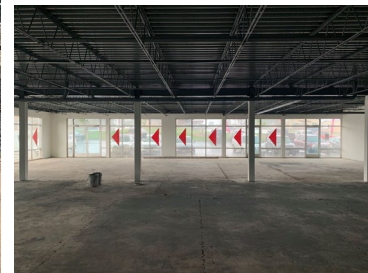
FOR LEASE

3218 North Street - Nacogdoches, TX



SPACE FEATURES:

- Commercial Retail Fronting North St
- Mixed Use Property with 92-unit Renovated Apartment Complex Behind
- 1.1 Miles North of SFA Campus
- In Growth Quadrant of Nacogdoches



FOR MORE INFORMATION PLEASE CONTACT:

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[www.commercial.cpre.com/
properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

RENTABLE BUILDING AREA:
8,400 SF

VACANCY:
5,008 SF (4,225 SF
Contiguous)

NET RENTAL RATE:
\$15.00/SF/YR

2024 Estimated OPEX:
\$4.50/SF/YR

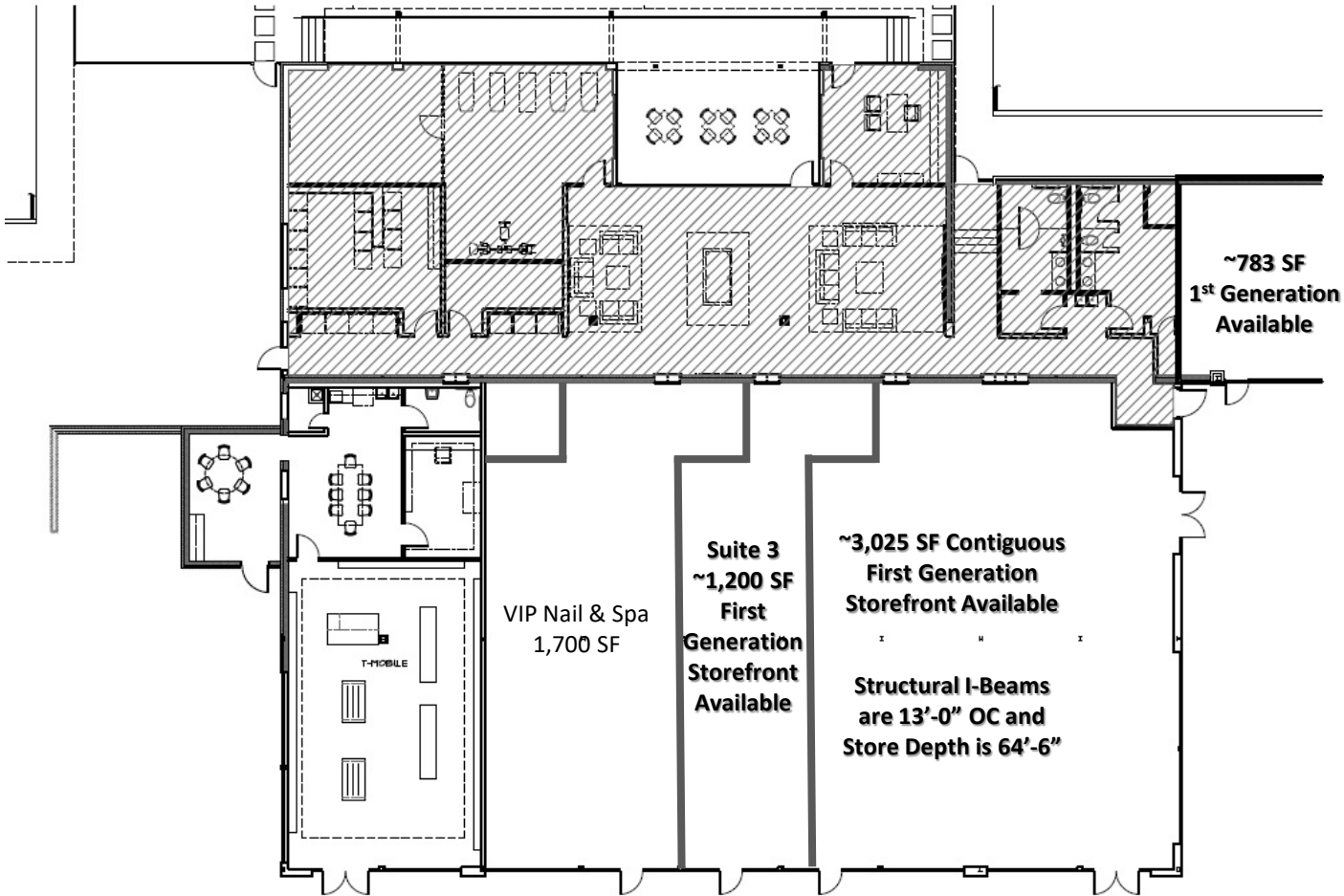
ALLOWANCE:
\$15.00/SF

TERM:
5 Years

PARKING:
5.6/1,000 SF

TENANTS IN COMPLEX:
T-Mobile
VIP Nail & Spa

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3220 North - FLOOR PLAN
SCALE: 1/8" = 1'-0"