



# Oak Park Town Center

*Hixson, TN*

## **CORPORATE OFFICE**

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
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## **LEASING CONTACT**

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Vice President of Leasing  
(713) 819-8082  
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**AlbaneseCormier**

*albanesecormier.com*

# Property Information

181,680 SF

**CENTER NAME**

Oak Park Town Center

**LISTING ID**

608

**LOCATION**

5760 Hwy 153 | Hixson, TN 37343

**PROPERTY HIGHLIGHTS**

Oak Park Town Center is located on Hwy-153 (46K VPD) and is well positioned within the area's primary retail corridor. The property is also shadow anchored by Walmart Supercenter

**DEMOGRAPHIC SNAPSHOT**

	3 MILE	5 MILES	10 MILES
POPULATION	32,399	69,054	235,807
HOUSEHOLDS	13,408	28,820	99,354
AVERAGE HH INCOME	\$90,140	\$98,582	\$85,747
BUSINESSES	1,908	2,991	15,275

**MAJOR TENANTS**

- Five Below
- Boot Barn
- 2nd and Charles
- Petco
- O'Reily
- Shoe Carnival
- Dollar Tree



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## TENANT LIST

- 1 | Petco 12,000 SF
- 2 | **AVAILABLE 1,600 SF**
- 3 | Blue Nails 1,600 SF
- 4 | 2ND and Charles 20,500 SF
- 5 | Luxe Med Spa 1,600 SF
- 6 | America's Best 3,600 SF
- 7 | Castle Dental 3,200 SF
- 8 | Great Clips 1,200 SF
- 9 | Boot Barn 20,000 SF
- 10 | O'Reilly Auto Parts 50,000 SF
- 11 | **LEASED BUT AVAILABLE 30,078 SF**
- 12 | Dollar Tree 9,900 SF
- 13 | Nothing Bundt Cake 3,200 SF
- 14 | **AVAILABLE 1,600 SF**
- 15 | Shoe Carnival 8,000 SF
- 16 | Lendmark Financial Services 1,600 SF
- 17 | Sally Beauty Supply 1,600 SF
- 18 | Five Below 8,896 SF

## SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

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