



Commercial Space for Lease

2 Spaces Available



PROPERTY HIGHLIGHTS

- Great visibility along Highway 31
- Prime retail or office space directly across from Navarro College
- Excellent tenant mix with no restrictions
- 1/2 mile from brand new Academy anchored development
- Traffic Count: 16,264 VPD

5 Mile Demographics

- **Population: 24,019**
- **Households: 8,567**
- **Avg HH Income: \$69,600**

**3201 W 7th Ave
Corsicana, Texas 75110**

**4,480 Total SF
Zoned General Retail (GR)**

Presented by:

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