

PRE-LEASING! 1,200sf - 2,500sf



Lease Rate: \$18 psf plus \$3 psf NNN

Property Information:

Prime New Retail Development - 9,055 SF

1,200sf - 2,500 SF spaces Available

Salon Suites for Lease - \$800.00 per Month

Steady “to and from work” traffic on Hwy 16th Street/ Hwy 87.

Over 17,500 vehicles per day

Cold Shell Space

Tenant Improvement Allowance Available*for creditworthy Tenants

Anchor tenant spaces available

Free Standing Pad Site Location

Drive Through available

Large parking lot with ample space available

Zoned: CR* (Commercial) *should be verified with the City of Orange



FOR MORE DETAILS CONTACT:

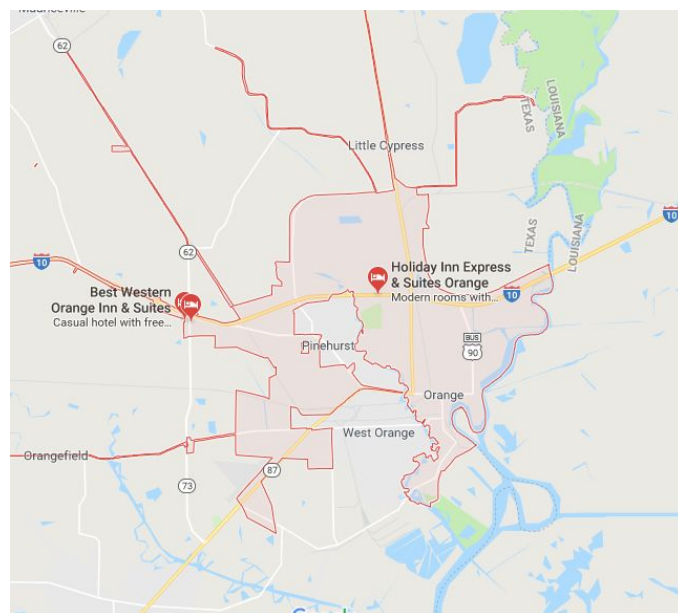
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Coldwell Banker Commercial
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1 Acadiana Court
Beaumont, TX 77706
409-833-5055

1214 N. 16th Street, Orange, TX 77630
PRE-LEASING RETAIL SPACE



ABOUT ORANGE, TX

- 113 miles east of Houston
- Population of Orange County– 84,260
- Orange is located on the west bank of the Sabine River which separates the states of Texas and Louisiana
- Has a large deep water port connected to the Gulf of Mexico
- Industry promotes the economy and keeps population growth steady
- Home to Lamar State College - Orange

Learn more about Orange by visiting the city online:

<http://www.orangetexas.net>

2023 Demographics

	Population	Households	Avg. HH Income
1 Mile	5,600	2,300	\$65,022
3 Miles	22,652	9,195	\$73,686
5 Miles	27,530	11,070	\$79,575

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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