

3842-3850 LAMAR AVENUE
PARIS, TEXAS 75462



SHOPPES OF
Paris

4 Tenant Strip Center For Sale
16,000 SF on 2.8 Acres MOL
Sales Price: \$3,323,278.86 (\$207.20/SF)

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PROPERTY OVERVIEW

TOTAL SF	16,000 SF
LOT SIZE	2.8 ACRES +/-
YEAR BUILT	2007
ZONING	Commercial

- **Cap Rate: 7.00%**
- **NOI: \$232,629.52**

- **STRONG BRANDS:** 2 out of the 4 tenants are national brands and 1 is regional credit
- **PROXIMITY:** Shoppes of Paris is located across the street from a Walmart Super Center- the most visited retailer in the market (per Placer AI)

DEMOGRAPHICS



POPULATION
 1 MILE: 4,698
 3 MILES: 21,497
 5 MILES: 30,472



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$79,436
 3 MILES: \$67,746
 5 MILES: \$64,380





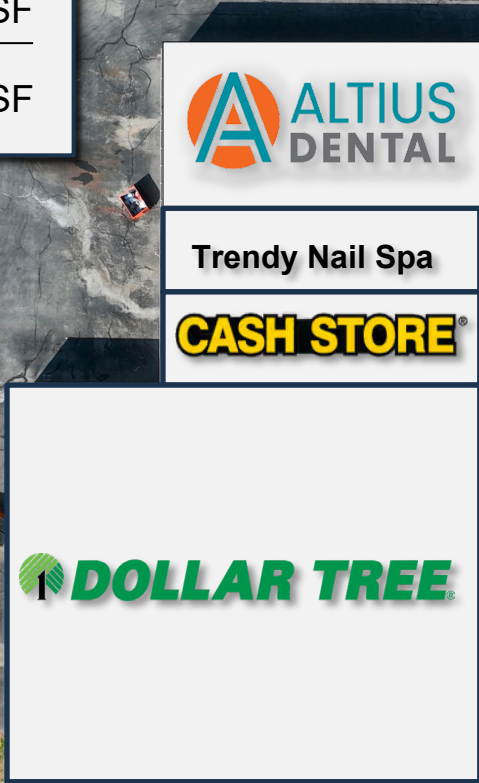
TOTAL HOUSEHOLDS
 1 MILE: 1,997
 3 MILES: 8,881
 5 MILES: 12,473



- ON HIGHWAY 82
- 1.2 MILES FROM US 271
- 4.5 MILES FROM HIGHWAY 19/24

SHOPPES OF PARIS SITE PLAN

 ALTIUS DENTAL	3,000 SF
Trendy Nail Spa	1,500 SF
CASH STORE®	1,500 SF
 DOLLAR TREE	5,000 SF



16,371 VPD

SHOPPES OF PARIS



Walmart

SUBWAY



Great Clips



Applebee's



Chicken EXPRESS

petco

SHOPPES OF Paris

SHOPPES OF PARIS AERIAL

