

# 612 American Way

612 American Way, Terrell, TX 75160

Presented by  
Marvalyn Wilson



**Price: \$38.00 /SF/YR**

The Crossroads at Terrell is a multi-phase retail development anchored by Hobby Lobby, Ross, Marshall's, Petco, Film Alley, and Academy. Buc-ee's gas station, Chick-Fil-A, Raising Cane's, and Starbucks are located across the street, which generates a lot traffic. Ample parking is available directly in front of the storefront and in the rear.

# 612 American Way

612 American Way, Terrell, TX 75160



Situated between Interstate 20 and US Highway 80 with access to several State Highways

Open, customizable space for a variety of retail and professional service uses

Directly behind the shopping center is three new and under construction 1800+ units multifamily developments

**Marvalyn Wilson**

[Marvalyny@yahoo.com](mailto:Marvalyny@yahoo.com)

(318) 773-5610

**Marvalyn Wilson**

612 American Way

Terrell, TX 75160

# 612 American Way

612 American Way, Terrell, TX 75160

# 612 American Way

612 American Way, Terrell, TX 75160



Building Photo



Building Photo

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
America's Best Contacts & Eyeglasses	-	
T Mobile	-	



612 American Way, Terrell, TX 75160



Aerial

## Listing space

### 1st Floor Ste 612

Space Available	1,426 SF
Rental Rate	\$38.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Sublet
Space Use	Retail

Open-plan concept that is customizable. It can be used as a restaurant with gas and water utilities available. It can also be used for general retail and professional services. Eight more years are available on lease.

# 612 American Way

612 American Way, Terrell, TX 75160

Location

